



Unit 7, Woodrow Business Park, Hazelbury
Bryan, Dorset DT10 2AH

To Let
£9,600 per annum
EPC Rating: TBC

- Brand new office and storage/workshop space on a well-established estate in the popular village of Hazelbury Bryan.
- Gross internal areas of the office approx. 59m² (637ft²) and storage approx. 59m² (637ft²) GIA.
- Available on a new lease with flexible terms.
- Local occupiers include Dieci Telehandlers & Fellini Pizzeria.

Location and Description

The brand-new office and storage space available at Woodrow, located on the edge of Hazelbury Bryan in the Dorset countryside. The office was designed with light and practicality in mind. There are two windows as well as two French doors which lead to the parking area. The storage/workshop can be accessed from the office or via the 3.5m electric roller door from outside. Within both sides there's an abundance of power points and lighting. It's a perfect opportunity to make the space your own.

Accommodation

All measurements are approximate

Gross internal office area of approx. 59m² (637ft²)

Gross internal storage/workshop area of approx. 59m² (637ft²)

Tenure and Rental

The unit is available to let on flexible terms to be agreed.

The incoming tenant will be required to provide appropriate security by way of a rent deposit and satisfactory references.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Energy Performance Certificate

EPC Rating: TBC

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Viewing

Strictly by appointment through the Sole Agent.

Contact Info: Oliver Dyke

Humberts
8a-8b Parkway Farm Business Park
Middle Farm Way
Poundbury
Dorset, DT1 3AR
Tel: 01935 552121
Email: oliver.dyke@humberts.com



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