



Unit 6, Woodrow Business Park, Hazelbury  
Bryan, Dorset DT10 2AH

To Let  
£11,500 per annum  
EPC Rating: TBC

- A deceptively large office and storage/workshop space on a well-established estate in the popular village of Hazelbury Bryan.
- Large roller door to be installed.
- Gross internal area of approx. 167m<sup>2</sup> (1,794ft<sup>2</sup>) GIA.
- Available on a new lease with flexible terms.
- Local occupiers include Dieci Telehandlers & Fellini Pizzeria.

## Location and Description

Located on the edge of Hazelbury Bryan in the Dorset countryside is this impressive storage/workshop. The unit is deceptively large and versatile, making it suitable for many businesses - previously it housed a pet shop. A new electric roller door will be installed shortly to ease accessibility. Within this lovely country unit there's a working log burner as well as plenty of power points and lighting. It's a perfect opportunity to make the space your own.

## Accommodation

All measurements are approximate

Gross internal office and storage/workshop area of approx. 167m<sup>2</sup> (1,794ft<sup>2</sup>)

## Tenure and Rental

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

The ingoing 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](http://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](mailto:oliver.dyke@humberts.com)



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