

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Business Premises

TO LET

First Floor Office Rooms, Unit 19, Old Market Centre, Station Road,
Gillingham, SP8 4QQ

- Serviced Office Premises adjoining Tool Station
- Situated in a modern development
- 5 office rooms ranging from 150 sqft— 1,716 sqft
- Available upon flexible lease terms @ £10.00 per sqft plus service charge

Guide Rent: From £1,500 per annum exclusive

Location

Gillingham is a busy and growing market town situated in North Dorset, midway between Shaftesbury and Sherborne.

It lies approximately 4 miles from the A303 and its junction at Mere, linking to Exeter and the West Country and the M3/London. Yeovil 25 miles, Salisbury 29 miles. The town has a population of approximately 7,000 and an established local thriving business community where occupiers include Dextra Lighting, Focus, Neal's Yard Remedies, Sydenhams.

Gillingham has a main line Railway Station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

The unit forms part of a modern development of industrial/warehouse units which are accessed off Station Road on the edge of Gillingham Town Centre and adjoining the mainline Railway Station.

Unit 19 benefits from excellent prominence to the main route through the middle of Gillingham (Le Neubourg Way). Toolstation occupy the other half of the building and other occupiers include Mole Valley Farmers, Asda, The Original Factory Shop, Iceland and Pets at Home.

Description

The first floor is arranged as 5 individual office areas with suspended ceilings with recessed Category II lighting, kitchen, cloakroom facilities and there is excellent on site car parking.

Planning

Dorset Council have confirmed the current use falls within Class E (business), to include light industrial, office, retail and leisure uses. Further information on request. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

Floor Areas

Office 1	201sq ft	(18.67 sq m)
Office 2	244 sq ft	(22.66 sq m)
Office 3	146 sq ft	(13.56 sq m) (no window)
Office 4	805 sq ft	(74.78 sq m)
Office 5	320 sq ft	(28.05 sq m) (no window)

Rent

£10 per sq. ft. plus a service charge to cover utilities, business rates, repairs and insurance etc.
Further details available from the selling agent.

Terms

A new proportional full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the upkeep and maintenance of the common areas of the development.

VAT

We have been advised the premises is currently not registered for VAT and therefore VAT will not be payable on the rent .

Energy Performance Certificate

The property has an EPC rating of C53 .

Business Rates

To be assessed.

Services

Mains electricity, water and drainage to be provided.

Viewing

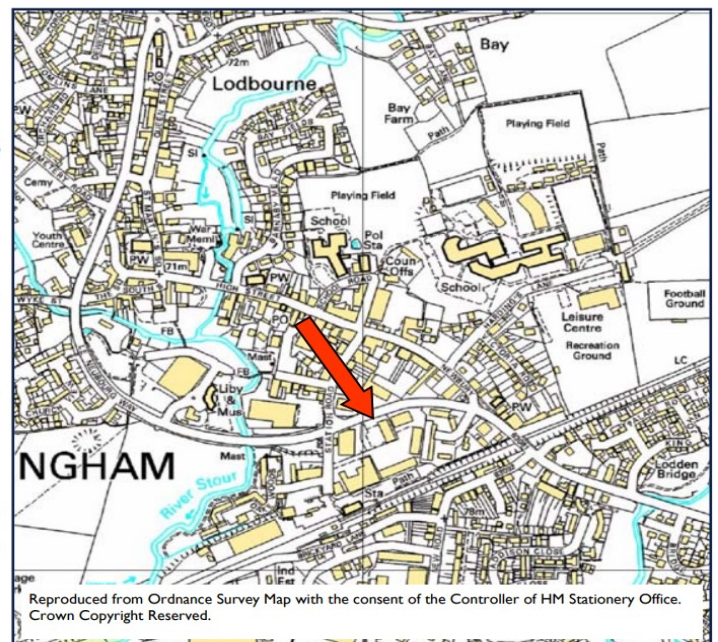
Strictly by appointment with joint agents:-

Robert Clark / Zack Dennington

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

