



### TO LET

Industrial/Warehouse Facility with  
Substantial Yard  
5770 sq ft (536.05 sq m)

- Workshop with 5 Bays
- Trade Counter/Showroom
- Secure Surfaced Yard

# Wincombe Business Park, Shaftesbury

Unit 6, Wincombe Business Park, Shaftesbury, SP7 9QJ



## LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 9,200 (Source: 2021 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

Wincombe Business Park is situated on the northern edge of Shaftesbury with direct access onto the A350 Shaftesbury to Warminster Road.

## DESCRIPTION

Unit 6 comprises a detached industrial/workshop building set within a self contained secure yard. The building is of steel frame construction with profile sheet cladding to walls and roof. It provides a showroom/trade counter area, with display windows, two separate workshop bays, one with 3 electric shutter doors and one with 2 electric shutter doors. There are stores, offices and WC accommodation.

Externally, there is a substantial yard, which is fenced and secured with a concrete and compacted stone surface.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## PLANNING

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, DT11 7LN. Tel: 01258 454111.

## ACCOMMODATION

Showroom &		
Offices	<b>1414 sq ft</b>	(131.40 sq m)
Workshop Bay	<b>1081 sq ft</b>	(100.39 sq m)
Parts & Trade		
Counter Area	<b>827 sq ft</b>	( 76.82 sq m)
Workshop Bay	<b>2174 sq ft</b>	(201.96 sq m)
Mezzanine		
Storage	<b>274 sq ft</b>	( 25.47 sq m)

## LEASE TERMS

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

## RENT

£65,000 per annum exclusive.

## VAT

VAT is not payable on the rent.

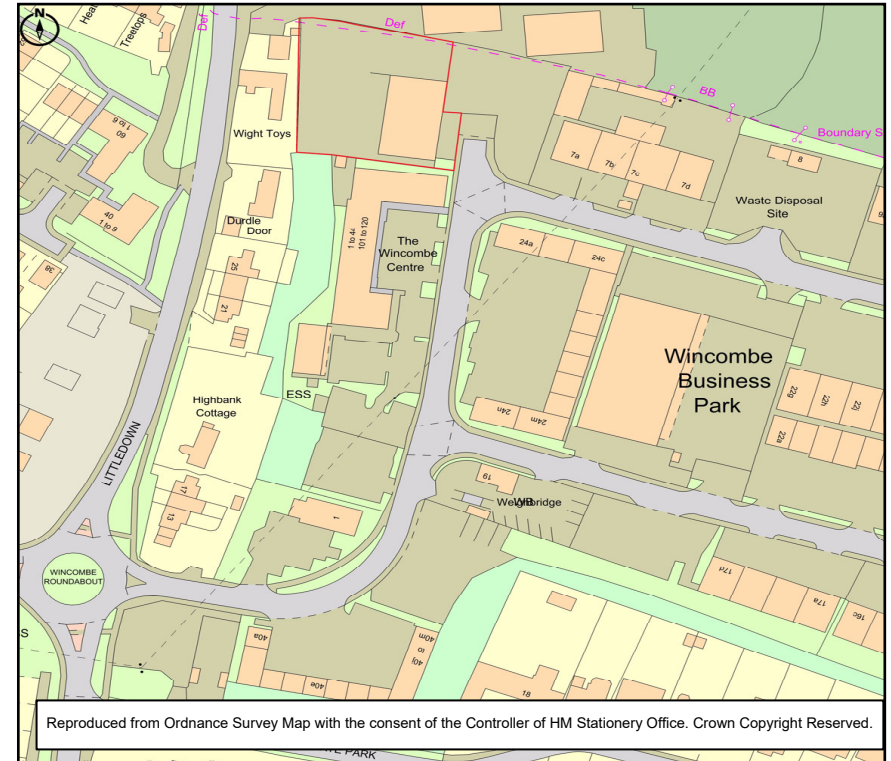
## BUSINESS RATES

Rateable Value: £41,250.\*

Rates payable for year ending 31/03/26:  
£20,583.75

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, [www.rics.org](http://www.rics.org).



## SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of C70.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/14359-6

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