



UNITS FROM 713 SQ FT

- NEW LEASES AVAILABLE
- GUARANTEED PLANNING PERMISSION FOR B1 & B8 USE
- 3 PHASE ELECTRICITY

FOR FURTHER DETAILS PLEASE CONTACT:

JOSEPH HOLDERNESS

joseph.holderness@goadsby.com
01202 550200

JOSHUA ADAMSON

joshua.adamson@goadsby.com
01202 550110

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agent's note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary to the structural integrity of the premises and condition/working order of services, plant or equipment.

The rents are exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

Availability Schedule

| Unit | Size (Sq Ft) | Rent per annum (plus VAT) | Parking | EPC | Business Rates (from 01.04.2023) |
|-------------|--------------|---------------------------|----------|--------|----------------------------------|
| Orchard Bay | 713 | £7,000 | 2 spaces | C-68 | £3,250 |
| Unit B1 | 1,607 | £18,000 | 2 spaces | -18 A+ | £10,750 |

The above rentals are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings payable monthly in advance by standing order.

100% small business rates relief applies on properties with a rateable value of £12,000 or less (subject to conditions).

Location

- Holwell Farm is located in Cranborne north west of Verwood
- Access to Howell farm is via the B3078
- The B3078 connects to the A338 & A35
- The A35 provides a links to the M27 & M3 motorway Networks connecting to the cities of Southampton, Winchester and greater London

Description

- Holwell farm is a commercial trading estate with a verity of occupiers such as Airius, Tubeline Scaffolding & Sixpenny Brewery
- The site is situated on the outskirts of Cranborne and is surrounded by scenic countryside making the estate an idyllic place to work
- The estate has received major redevelopment with encouragement to grow and develop occupiers within the estate

Planning

B1 & B8 planning consent has been granted for Orchard Bay and Unit B1, Holwell Farm.

Leases

The premises available by way of a new 5 year full repairing and insuring leases incorporating upward only, open market rent reviews.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

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ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.