



Pymore Mills, Pymore Road, Bridport DT6 5PJ

TO LET

Area: 28,241 sq ft (2,624 sq m) | Rent: £98,616 | Rent Period: Annual |

LOCATION:

The property is located at Pymore Mills, Bridport. Pymore Mills is an historic manufacturing site located close to Bridport in West Dorset. The property is accessed from Pymore Road and is a mile to the north of Bridport town centre and close to the main commercial centre of Gore Cross Business Centre. Other occupiers at Pymore Mills include BridMet, And So To Bed and Turner Build.

KEY FEATURES:

- Rent is £98,616 per annum
- Sub-lease available until 31st July 2025
- Area is approximately 28,241 sq. ft

Pymore Mills, Pymore Road, Bridport DT6 5PJ

DESCRIPTION:

Unit B, Pymore Mills comprises 4 inter connected concrete portal frame warehouses under pitched roofs which are constructed of insulated panelling. The walls are block work and the floor is laid with concrete. There is one large drive in door to the front of the warehouse which leads onto an access road which runs the length of the building. To the front of the building is an office area with WC and changing facilities. Car parking for up to approximately 25 cars is located to the front of the property. The entire site benefits from CCTV

ACCOMMODATION (All areas are approximate)

The Gross Internal Area is approximately 28,241 sq. ft.

There is a clear height of approximately 3.7 m. up to 5.6 m at its highest point.

Each bay is 36.6 m in depth and 17.75 m in width

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	28,241	2,624
TOTAL	28,241 sq ft	2,624 sq m

TENURE:

The premises are offered by way of an assignment of an existing lease. The lease is due to expire 31st July 2025.

SERVICES:

The premises benefit from electricity, gas, water and drainage.

EPC:

VAT:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). VAT is applicable.)

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES:

(Draft 2017 Valuation) Description Workshop & premises, Rateable Value £108,000 (the whole site)

CONTACT:



Chesters Commercial

01935 415454

info@chesterscommercial.com

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.