



## 4B Coldharbour Business Park, Sherborne DT9 4HW

### TO LET

Area: 2,017.00 sq ft (187.39 sq m) | Rent: £25,000 PA |

#### LOCATION:

The property is located to the north east of Sherborne town centre on the Coldharbour Business Park close to the A30 which provided access to Yeovil to the west and Shaftesbury and Salisbury to the east.

Other occupiers on Coldharbour Business Park include Tetra Pak, Cicorel, Titan, Aviation Training and Battens Solicitors.

#### KEY FEATURES:

- Modern commercial premises
- Car parking
- Floor plan is attached
- Well located close to A303
- Approx. 2017 sq ft (187.39 sq m)

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### DESCRIPTION:

The property comprises one wing of a modern single storey commercial property constructed of brick under a single pitched tile roof with double glazing windows. Internally the property is laid out to provide a mixture of offices and workshops. There is a WC and kitchen. Outside there is car parking.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	2,017.00	187.39
<b>TOTAL</b>	<b>2,017.00 sq ft</b>	<b>187.39 sq m</b>

### TENURE:

Leasehold - A new sub lease is offered

**EPC:** C **VAT:** VAT is chargeable on the rent

**LEGAL COSTS:** Each party to be responsible for their own costs **RATES:** To be re-assessed

### CONTACT:



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