



## Suites 1 & 2, 5 Widcombe Street, Poundbury, Dorchester DT1 3BS

### TO LET

Various Sizes Available

#### LOCATION:

The property is located in the popular town of Poundbury. Poundbury, built on Duchy of Cornwall land, is currently home to 4,150 people in a mix of private and affordable housing, as well as providing employment for 2,300 people working in more than 207 shops, cafés, offices and factories. A further 550 people are employed in construction across the site.

As an urban extension to Dorset's county town of Dorchester, Poundbury is well connected by the A35 and A37 alongside the two train stations located in Dorchester.

#### KEY FEATURES:

- Landmark building
- Private car park
- Excellent energy efficiency
- To the south of Bridport Road
- 2 suites currently occupied as one
- Good level of fitout
- Ground floor
- Good profile off Middle Farm Way

## Suites 1 & 2, 5 Widcombe Street, Poundbury, Dorchester DT1 3BS

### DESCRIPTION:

A modern ground floor office suite within a landmark building. The suite is currently configured as one but can be divided into two suites.

Both suites have been fitted out to a good standard including kitchens.

They are entirely self contained with their own front doors and each with WCs.

There is a private car park for 8 cars with unrestricted on road parking.

Nearby occupiers include Handelsbanken, Porter Dodson and Clipper Contracting Group.

| PREMISES       | AREA SQ FT | AREA SQ M | RENT PA |
|----------------|------------|-----------|---------|
| Ground Suite 1 | 1,285.00   | 119.38    | £16,705 |
| Ground Suite 2 | 2,080.00   | 193.24    | £27,040 |

### TENURE:

Leasehold by way of an assignment or sub lease

### VAT:

VAT is chargeable

**SERVICE CHARGE:** To be confirmed but circa 10% of the rent to include building insurance  
**EPC:** B 39

**LEGAL COSTS:** Each party to be responsible for their own legal fees  
**RATES:** Rateable value £28,250

### CONTACT:

Chesters  
Harcourt

Chesters Harcourt

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