



Coldharbour Business Park, 4 Coldharbour Rd, Sherborne DT9 4JW

TO LET

Various Sizes Available

LOCATION:

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

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

KEY FEATURES:

- Modern commercial premises with car park
- Available as a whole or can be split
- Well located close to A30
- from 1,638 sq. ft. to 3,655 sq. ft.

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DESCRIPTION:

The property is 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 for up to 18 vehicles. The property is available as a whole, or may be split to form two units.

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
Unit 4a	1,638.00	152.18	
Unit 4b	2,017.00	187.39	
Unit 4a and 4b	3,655.00	339.56	

TENURE:

Leasehold. A new sub lease or assignment of the existing lease is available. The current lease expires 15th April 2021.

VAT:

VAT is chargeable on the rent.

SERVICE CHARGE:

EPC: C 71

LEGAL COSTS:

Each party to be responsible for their own legal costs. The incoming tenant will be expected to provide a deposit and satisfactory references including a bank reference.

RATES:

(VOA Listing 2017)
Description Office & Premises
Rateable Value £34,750

CONTACT:

Chesters Harcourt

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