

Images coming soon

Office

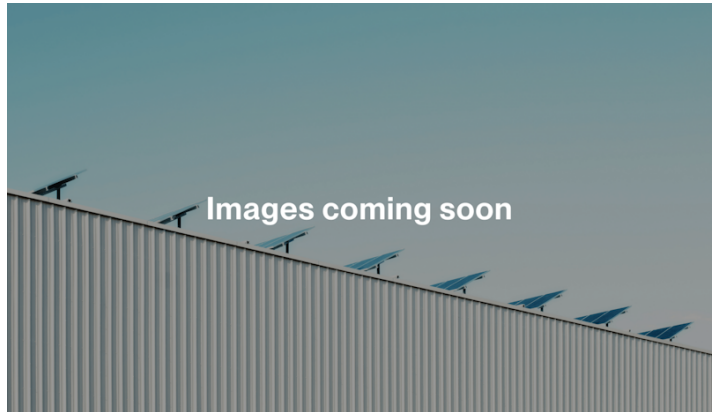
SPEA HOUSE | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY

SPEA HOUSE | 3,677 SQ FT

Spea House provides 3,677 sq ft of versatile industrial accommodation

Spea House provides 3,677 sq ft of versatile industrial accommodation, suitable for a range of trade, storage or light industrial uses. The building offers practical warehouse space with roller shutter servicing, ancillary office and staff facilities, and access to on site parking and loading areas within a self contained estate environment. The unit is located at Ryan Business Park on Sandford Lane, approximately one mile north of Wareham town centre and close to the A351 Wareham Bypass, providing direct access to Poole, Bournemouth and the wider Dorset road network. Wareham railway station is located nearby, offering regular rail services along the South West mainline. Maintenance charges and insurance payable for this unit are to be confirmed.



Lease Type

New

Unit Summary

- Close to Transport
- Secure yard
- Office Accommodation
- Car Parking
- Roller Shutter Door
- Local Amenities

Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £34,784.00 | £9.46 |
| Rates | £13,348.25 | £3.63 |
| Maintenance Charge | Not specified | Not specified |
| Insurance | Not specified | Not specified |
| Total Cost | £48,132.25 | £13.09 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

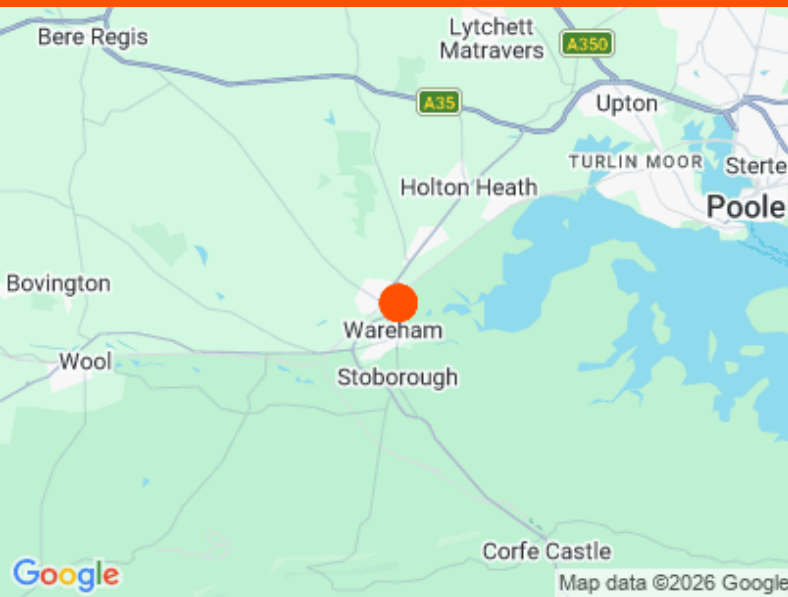
→ For more info please visit: unit.info/U6P0100168

+44(0) 808 169 7554

Office

SPEA HOUSE | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY



Location

Located off Sandford Lane and close to the A351, Ryan Business Park offers convenient access to the A35 and South Coast logistics routes, serving Wareham, Poole, and Bournemouth.

-  Road
A35 – 2 mi
-  Airport
Bournemouth Airport – 20 mi
-  Rail
Wareham Station – 0.3 mi

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (73) |



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact




Lauren Willingham

Customer Engagement Manager

"Lauren is a Customer Engagement Manager based in the South."



+44(0) 808 169 7554

 For more info please visit: unit.info/U6P0100168

+44(0) 808 169 7554