

/NDURENT

Office

UNIT 11 | LEANNE BUSINESS CENTRE

Sandford Lane, Wareham, BH20 4DY

UNIT 11 | 1,232 SQ FT

Office Space

Unit 11 provides 1,232 sq ft of modern business accommodation, suitable for a range of office and professional uses. The unit benefits from an efficient internal layout with category II lighting, electric heating and access to shared amenities, within a well managed business centre environment.
Located approximately one mile north of Wareham town centre, the unit benefits from convenient access to the A351 Wareham Bypass and nearby rail services from Wareham station, offering easy connections to Bournemouth and Poole.

Lease Type	New



Unit Summary

- Well Maintained Estate
- Close to Transport
- Premier Industrial Location
- Flexible Space
- Car Parking
- WC Facilities

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£11,396.00	£9.25
Rates	£4,391.20	£3.56
Maintenance Charge	£3,146.25	£2.55
Insurance	£246.40	£0.20
Total Cost	£19,179.85	£15.57

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/U6P0100182

+44(0) 808 169 7554

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Location

Located on Sandford Lane, just off the A351 and close to the A35, Leanne Business Centre offers convenient access to Wareham, Poole, and the South Coast logistics routes.

Road
A35: 2 miles

Airport
Bournemouth Airport: 20 miles

Rail
Wareham Station: 0.3 miles

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 (57)

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Key Contact



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