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Office

# UNIT 13 | LEANNE BUSINESS CENTRE

Sandford Lane, Wareham, BH20 4DY



## UNIT 13 | 1,135 SQ FT

### Office Space

Unit 13 provides 1,135 sq ft of modern office accommodation, suitable for a range of office or business occupiers. The unit benefits from category II lighting, electric heating and access to shared amenities, arranged within a professional business park setting.
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

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

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £10,498.75 | £9.25 |
| Rates | £5,988.00 | £5.28 |
| Maintenance Charge | £3,193.21 | £2.81 |
| Insurance | £227.00 | £0.20 |
| Total Cost | £19,906.96 | £17.54 |

**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/U6P0100183

+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 (74) |

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## Key Contact




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

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