

Office

UNIT 2 (GRD) | LEANNE BUSINESS CENTRE

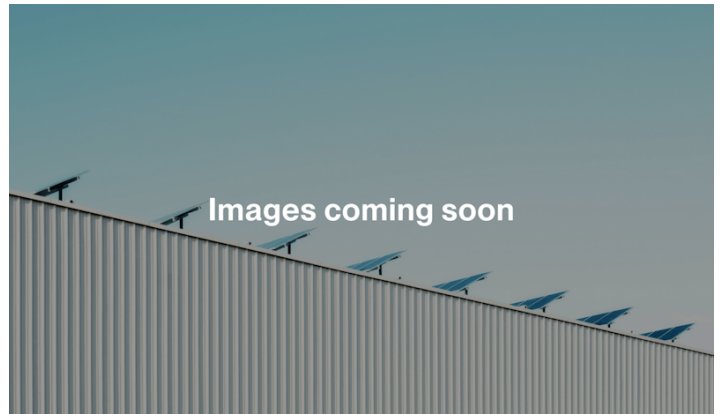
Sandford Lane, Wareham, BH20 4DY

Images coming soon

UNIT 2 (GRD) | 349 SQ FT

Unit 2 (Ground) offers 349 sq ft of compact office accommodation

Unit 2 (Ground) offers 349 sq ft of compact office accommodation, ideal for small businesses, consultants or start up occupiers. The space provides a practical layout with modern lighting, electric heating and access to shared facilities within the centre. Situated at Leanne Business Centre, the unit benefits from a highly accessible location close to Wareham railway station and the A351, supporting both public transport and road based connectivity across Dorset. Maintenance charge and insurance payable for this unit are to be confirmed.



Lease Type

New

✔ Unit Summary

- Office Accommodation
- Car Parking
- Close to Transport
- Local Amenities
- Premier Industrial Location
- Refurbished Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£3,228.25	£9.25
Rates	£1,571.85	£4.50
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£4,800.10	£13.75

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.

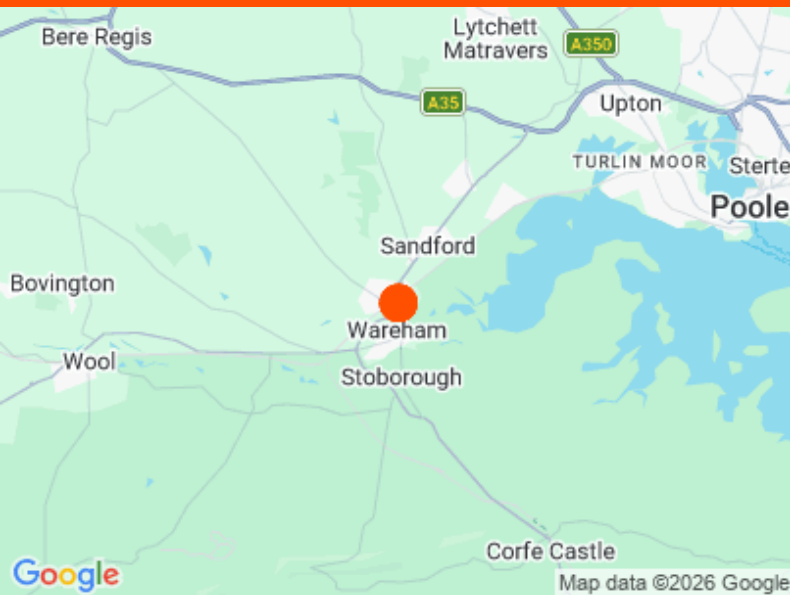
➔ For more info please visit: unit.info/U6P0100184

+44(0) 808 169 7554

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Sandford Lane, Wareham, BH20 4DY



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	D (100)



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Key Contact



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