

Industrial

UNIT 5A | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY

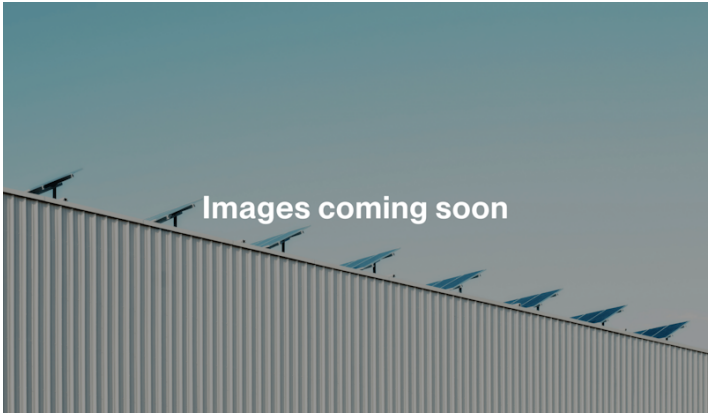
Images coming soon

UNIT 5A | 1,374 SQ FT

Unit 5A comprises 1,374 sq ft of well configured industrial accommodation

Unit 5A comprises 1,374 sq ft of well configured industrial accommodation, suitable for a range of light industrial or trade uses. The unit provides practical warehouse space with roller shutter servicing, supported by ancillary facilities and on site parking within the estate. The unit forms part of Ryan Business Park, located approximately one mile north of Wareham and benefiting from excellent road connectivity via the A351 Wareham Bypass, with onward links to Poole and Bournemouth. 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

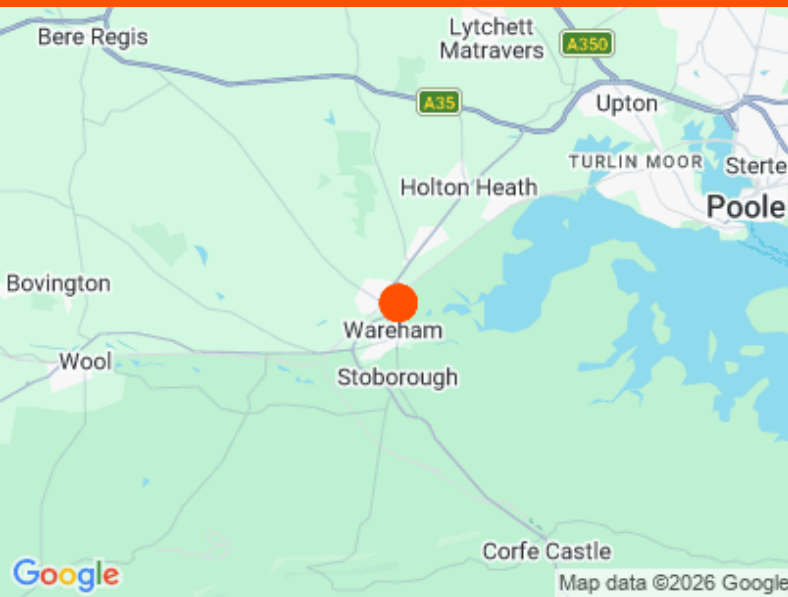
	Per Annum	Per Sq Ft
Rent	£13,740.00	£10.00
Rates	£5,239.50	£3.81
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£18,979.50	£13.81

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.

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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 (66)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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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/U6P0100175

+44(0) 808 169 7554