

Images coming soon

Office

UNIT 6 | LEANNE BUSINESS CENTRE

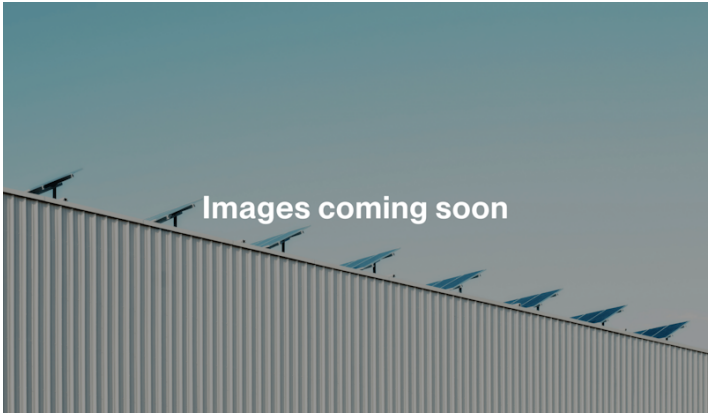
Sandford Lane, Wareham, BH20 4DY

UNIT 6 | 1,029 SQ FT

Unit 6 offers 1,029 sq ft of flexible office accommodation

Unit 6 offers 1,029 sq ft of flexible office accommodation, ideal for growing businesses or established professional occupiers. The unit provides a practical internal configuration with modern services and access to central and rear parking areas. The unit is located within Leanne Business Centre, an established commercial location on Sandford Lane, benefiting from close proximity to the A351, Wareham railway station and surrounding employment areas. 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

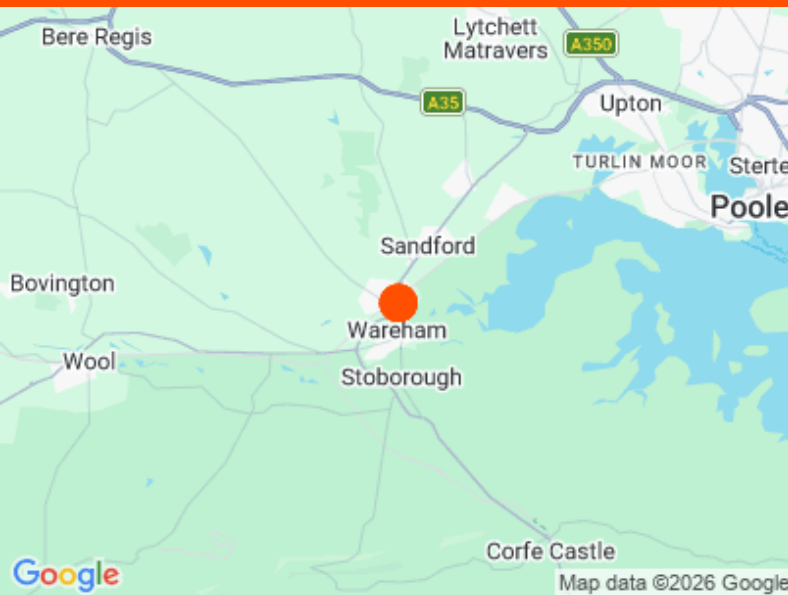
	Per Annum	Per Sq Ft
Rent	£9,518.25	£9.25
Rates	£2,495.00	£2.42
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£12,013.25	£11.67

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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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 (77)



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Key Contact



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For more info please visit: unit.info/U6P0100189

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