

Images coming soon

Office

# UNIT 7 | LEANNE BUSINESS CENTRE

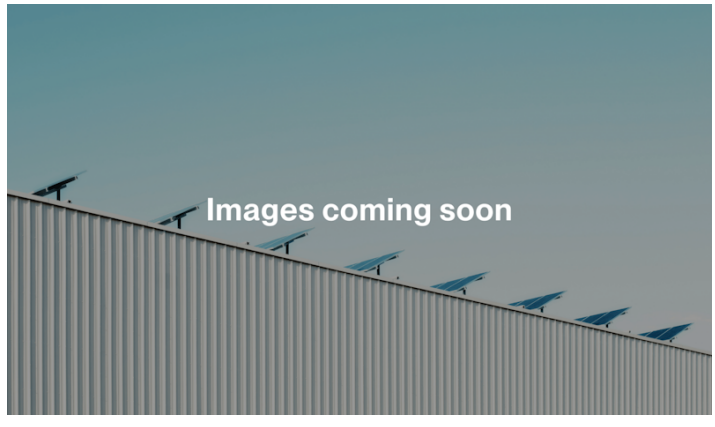
Sandford Lane, Wareham, BH20 4DY

## UNIT 7 | 677 SQ FT

Unit 7 comprises 677 sq ft of well presented business space

Unit 7 comprises 677 sq ft of well presented business space, suitable for a variety of office and administrative uses. The unit benefits from modern lighting, electric heating and shared amenities, set within a well maintained business park environment. Situated within Leanne Business Centre, the unit offers excellent accessibility, located close to Wareham town centre, the A351 Wareham Bypass, and within walking distance of Wareham railway station, providing strong local and regional connectivity. 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

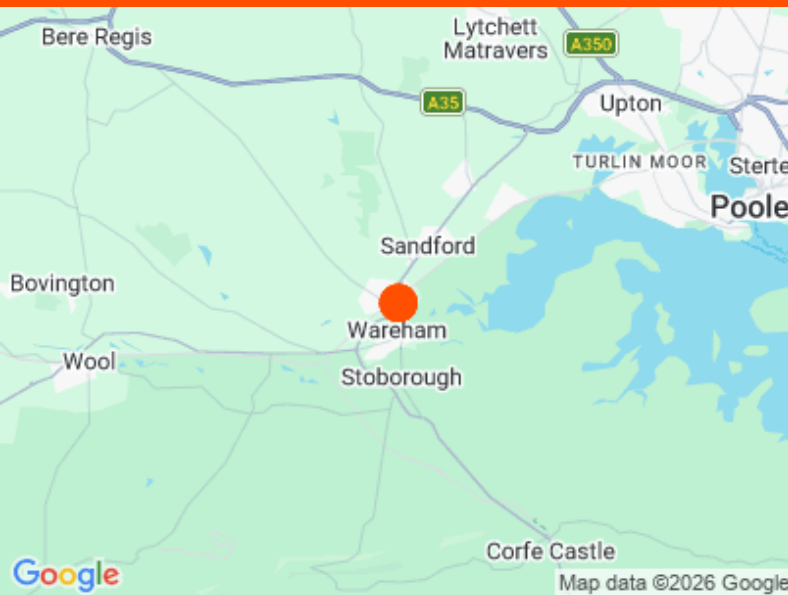
	Per Annum	Per Sq Ft
Rent	£6,262.25	£9.25
Rates	£3,842.30	£5.68
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£10,104.55</b>	<b>£14.93</b>

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 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 (93)



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/U6P0100190](https://unit.info/U6P0100190)

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