

Images coming soon

Office

UNIT F2 & F6 | RYAN BUSINESS PARK

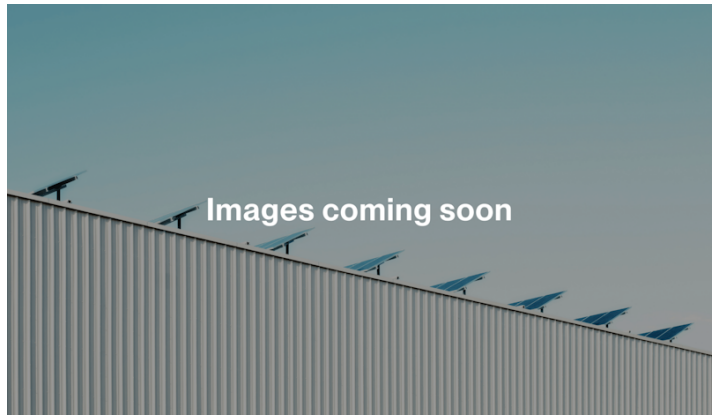
Sandford Lane, Wareham, BH20 4DY

UNIT F2 & F6 | 1,780 SQ FT

Units F2 & F6 provide a combined 1,780 sq ft of industrial accommodation

Units F2 & F6 provide a combined 1,780 sq ft of industrial accommodation, offering flexible space suited to trade, storage or small distribution uses. The units benefit from roller shutter access, practical layouts and shared estate servicing and parking provision. Located within Ryan Business Park on Sandford Lane, the units benefit from a prominent position close to the A351, offering convenient access to Wareham, Poole and Bournemouth, with nearby rail connections available at Wareham station. Maintenance charges and insurance payable for this unit are to be confirmed.

Lease Type New



Unit Summary

- Office Accommodation
- Secure yard
- Close to Transport
- Car Parking
- Roller Shutter Door
- Local Amenities

Occupational Costs

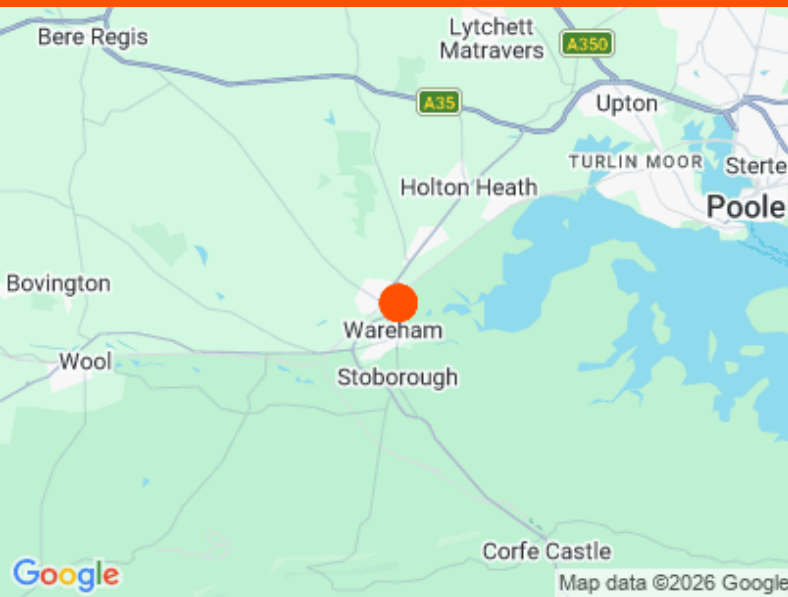
	Per Annum	Per Sq Ft
Rent	£16,839.00	£9.46
Rates	£10,728.50	£6.03
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£27,567.50	£15.49

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 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	D (81)



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/U6P0100177

+44(0) 808 169 7554