

Images coming soon

Office

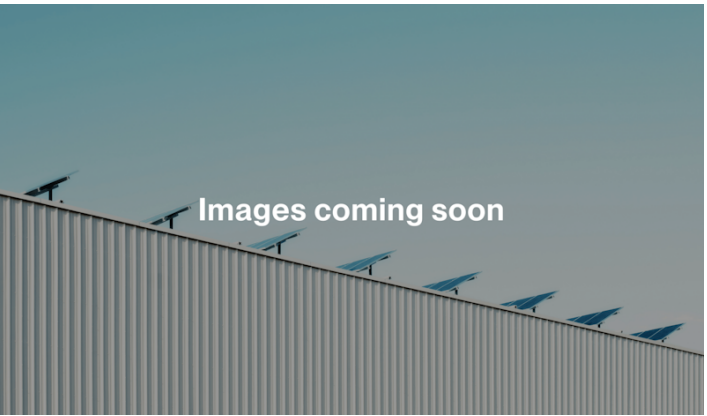
UNIT F4 | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY

UNIT F4 | 1,203 SQ FT

Unit F4 provides 1,203 sq ft of practical industrial space

Unit F4 provides 1,203 sq ft of practical industrial space, suitable for a range of light industrial or trade uses. The unit benefits from roller shutter access, ancillary facilities and on site parking within a well managed estate environment. Located on Sandford Lane at Ryan Business Park, the unit enjoys excellent accessibility close to the A351, providing direct links to Poole, Bournemouth and surrounding employment areas, with Wareham railway station nearby. 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

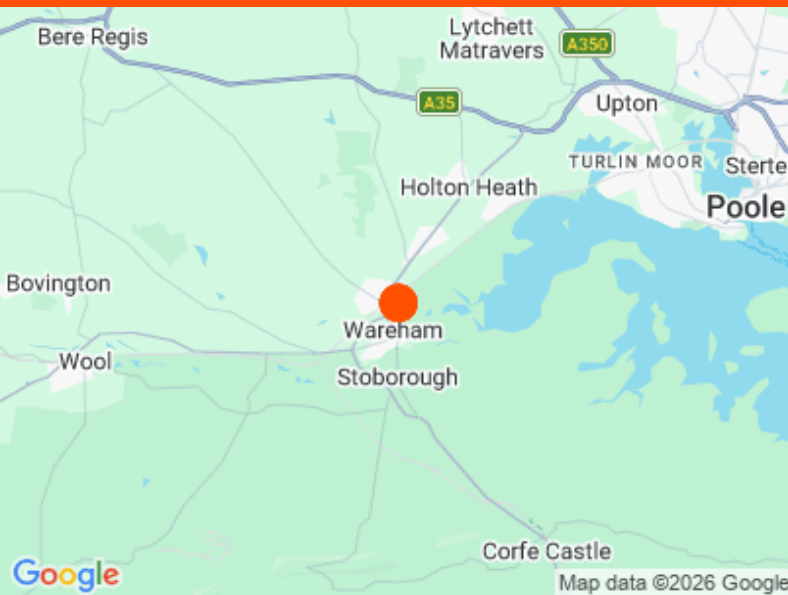
	Per Annum	Per Sq Ft
Rent	£12,920.00	£10.74
Rates	£3,393.20	£2.82
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£16,313.20	£13.56

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 (69)



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Key Contact



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For more info please visit: unit.info/U6P0100179

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