RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station

MILES & SON
Est. 1873
Estate & Letting Agents
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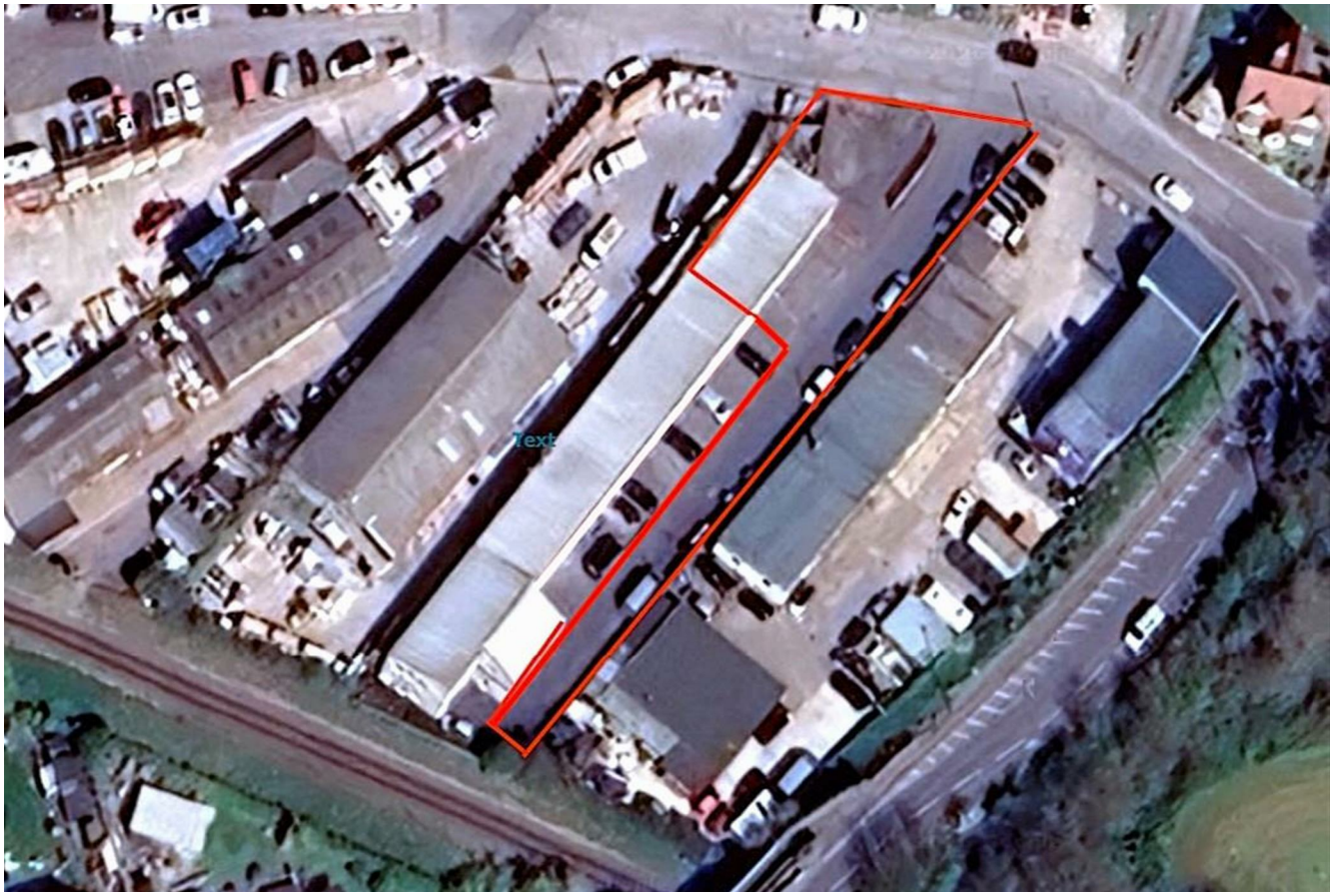


Victoria Avenue Industrial Estate, Swanage, Dorset BH19 1AU

Two-storey small business/commercial/light industrial unit of approx. 196m2/2109sq.ft with a fenced and gated yard of approx. 131m2/1410sq.ft. Offices and reception spaces, 2 kitchenettes, toilet facilities on each floor, gas central heating, double glazing, 5/6 car parking, garage/workshop.

- Two storey small business/commercial/light industrial unit
- Ground and first floor offices
- 2 Kitchenettes
- ALSO AVAILABLE TO RENT @ £20,000 per annum.
- Fenced and gated yard
- Ground and first floor receptions
- Gas central heating. Double glazing
- 196m2/2109sq.ft overall (includes garage/workshop of approx. 131m2/1410sq.ft).
- Toilet facilities on both floors
- 5/6 car parking

Asking Price £275,000

Victoria Avenue Industrial Estate, Swanage, Dorset BH19 1AU

SITUATION:
On the Victoria Avenue industrial Estate which is situated just off one of the main thoroughfares leading into Swanage town centre.

DESCRIPTION:
A two storey purpose-built small business/commercial/light industrial unit, constructed in 2006 of brick and block elevations. We understand the permitted usage is B1 and B8 and any interested applicants should make their own enquiries with the local authority to confirm their own business will be permissible. The floor areas quoted above have been taken from EPC and Gov.UK business rates site.

FURTHER INFORMATION:
Although the property is currently one large unit it was designed with the ability to split into three individual units – we understand that the two most recent sales of smaller individual units were at prices of £138,500 and £190,000 – the last sale in 2024.

The enclosed yard offers additional income potential by way of siting storage units or, due to the ample parking available with this unit, the possibility of providing EV charging points as another income generating option.

ACCOMMODATION:

ENTRANCE LOBBY:
Double glazed front door, radiator, stairs to first floor.

TWO W.C.'s:
Both with low level W.C., wash basin with tiled splash back, extractor.

KITCHENETTE:

OFFICE (S):
Two radiators.

WORKSHOP/GARAGE (E):
Roller garage door, radiator, double glazed door to the yard.

FIRST FLOOR

OPEN OFFICE/RECEPTION (S):
3 radiators.

OFFICE (S):
Radiator.

STORE ROOM:
Borrowed light, radiator, fitted shelving.

OFFICE (S & E):
2 radiators.

OFFICE (E):

KITCHENETTE:

TWO W.C.'s:
Both with low level W.C., radiator, wash basin with tiled splash back, extractor.

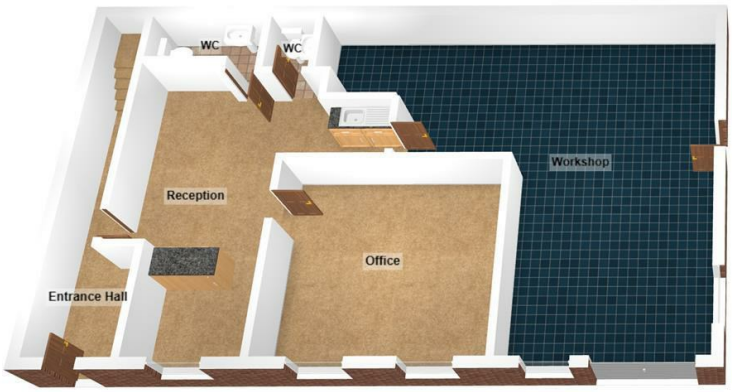
OUTSIDE:
Parking area for numerous vehicles in front of this unit. Hard surfaced fenced and gated yard providing further parking/storage opportunity.

BUSINESS RATES:
Rateable Value: From April 2026 is £10,000.00 for the office space, £10,250.00 for the workshop and yard. Applicants should check with Dorset Council the amount of rates that will be actually payable per annum.

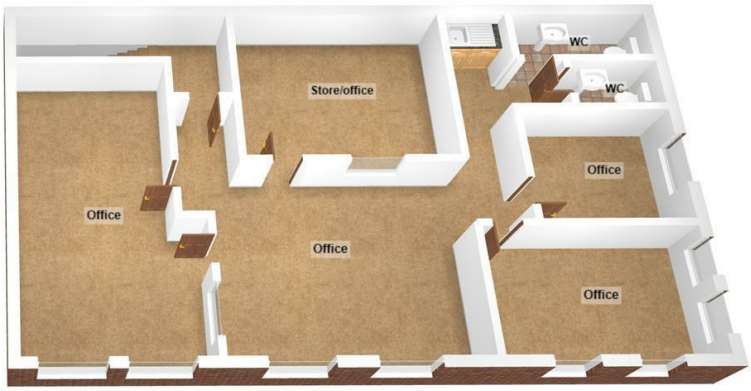
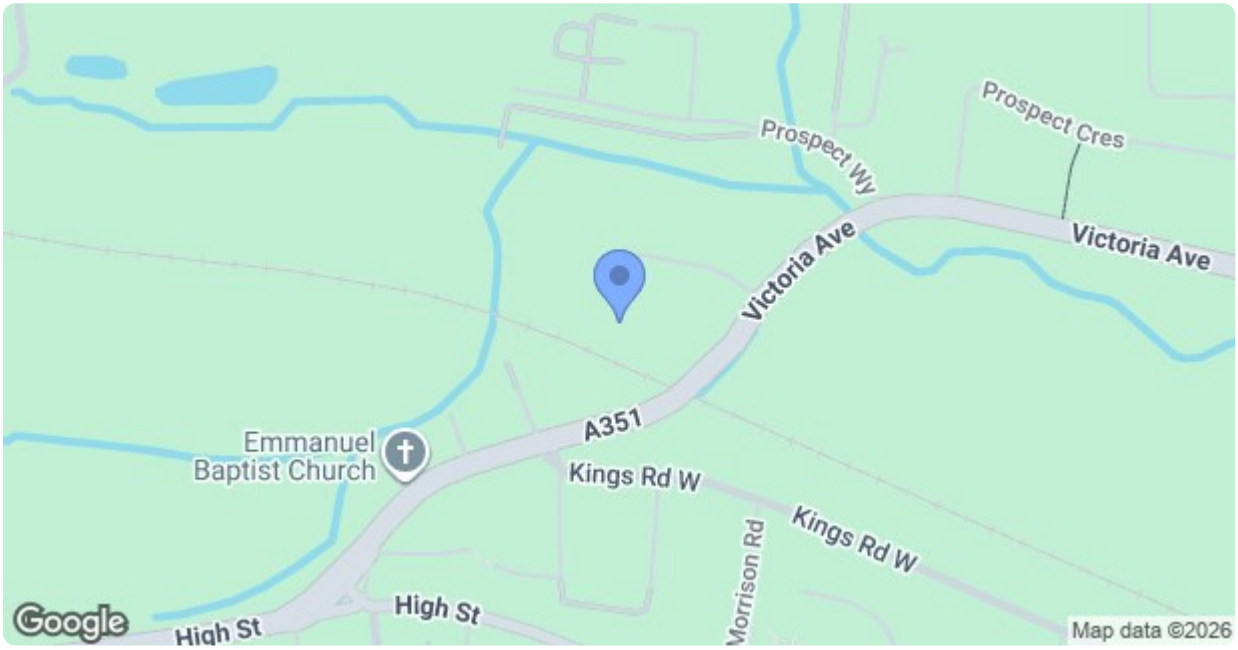
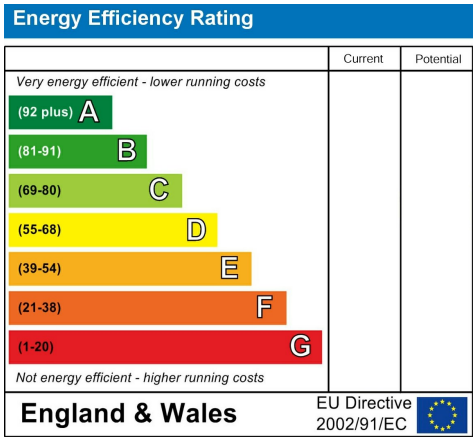
ADDITIONAL INFORMATION
Property type: End terrace Commercial. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.



Ground Floor



First Floor