



Southwell Business Park Portland, DT5 2NA

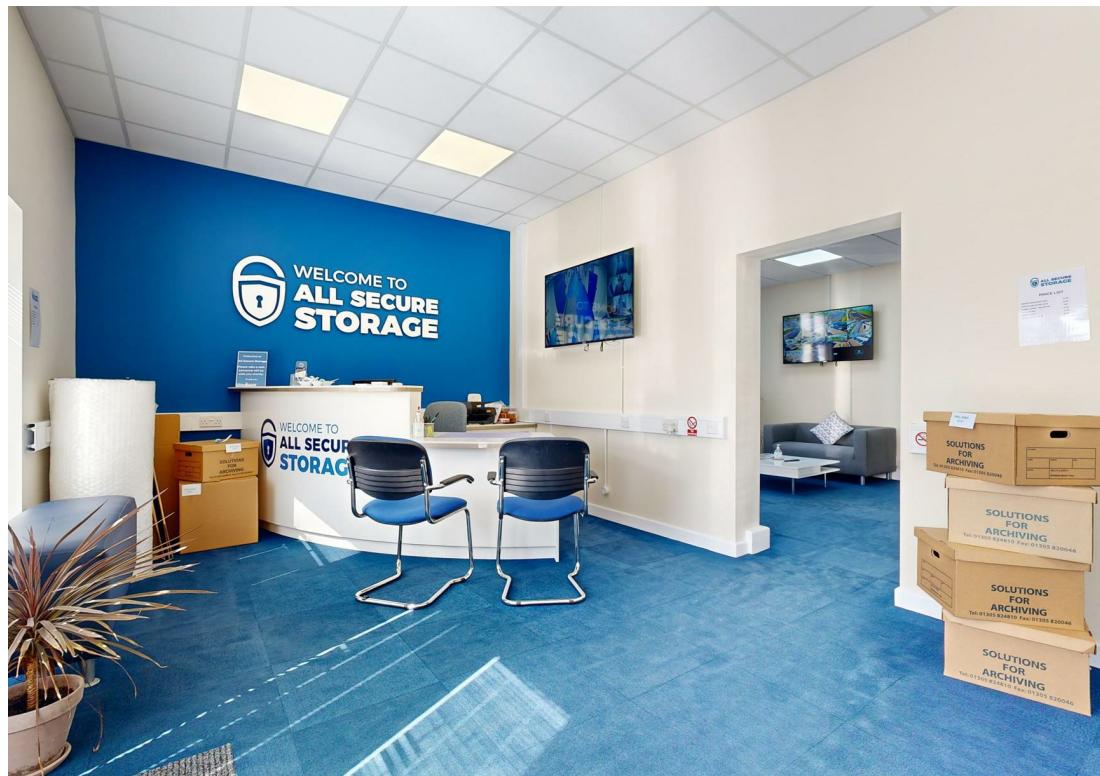
£16,000 Per Annum



Southwell Business Park  
Portland DT5 2NA

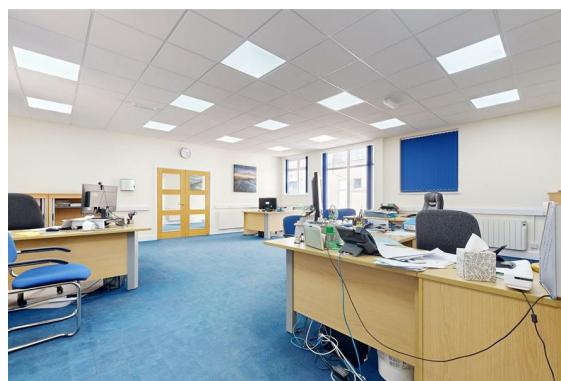
- Rare Opportunity
- Sizeable Office Premises Available
- Private Kitchenette Area
- Customer-Facing Reception Area
- Secure Ground Floor Office Space
- Approximately 1,700 sqft





Please note that this property is classified as Class E and is therefore able to be used for a multitude of purposes without the need for planning permission to be granted. Uses include but are not limited to:

- Display or retail sale of goods, other than hot food
- Sale of food and drink for consumption (mostly) on the premises
- Provision of:
- Financial services,
- Professional services (other than health or medical services), or
- Other appropriate services in a commercial, business or service locality
- Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- Creche, day nursery or day centre (not including a residential use)
- Uses which can be carried out in a residential area without detriment to its amenity:
- Offices to carry out any operational or administrative functions,
- Research and development of products or processes
- Industrial processes



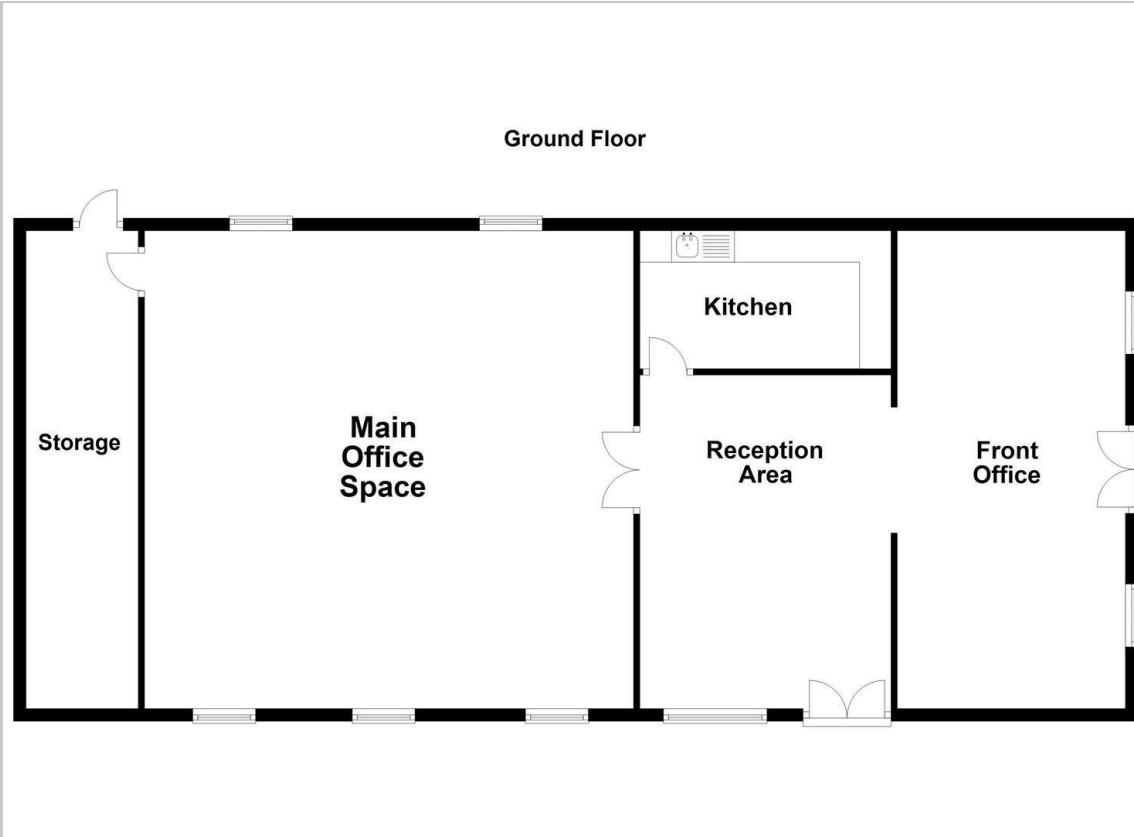
Don't miss out on this opportunity to rent such a flexible space, the range of uses cover businesses such as Artists Studio's, Barbers, Bookshops, Cafés, Car Servicing, Chemist, Clothes Shop, Crèches, Day Nurseries, Dentists, Dry Cleaners, Employment Agencies, Funeral Directors, Gyms, Hairdressers, Indoor Sports & Recreation, Music Studio, Non-retail Photographic Studio, Offices.

£16,000 + VAT

Opportunity to Rent a Secure Ground Floor Office Space, Approx. 1,700 sqft square feet ( Currently sectioned into three rooms)

Double Glazed Windows, Electric Heating  
Carpeted, Electric Socket/Comms Trunking

- New minimum term lease of 3 years (longer available)
- Rent of £16,000 plus VAT per annum inclusive of service charge and buildings insurance
- Tenant to also pay:
- Sub metered utilities
- Uniform business rates



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |