



Unit 10a Tradecroft  
Wide Street Portland, DT5 2LN

**£195,000 EX VAT**

Office



# Unit 10a Tradecroft

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A modern office building located at Tradecroft Industrial Estate off Wide Street, Portland. Unit 10a offers two storeys of reception office and sales room accommodation. The unit includes two allocated parking spaces and would be suitable for a range of potential uses subject to planning consents. The unit is held on a long 125-year lease which commenced in 1997 and has a peppercorn ground rent.

## Ground Floor

### Porch

The property is accessed via the Porch which leads into the reception Area

### Reception Area

25'8" x 13'4" (7.83m x 4.08m)

The reception area currently is setup with several desks but could be reconfigured to accommodate a different setup.

### Office

11'3" x 9'10" (3.45m x 3.01m)

A ground floor office with front aspect

### Showroom

37'4" x 13'9" widening to 18'8" (11.38m x 4.20m widening to 5.69)

A great room which is currently being used as a showroom but could easily be more office space or warehousing if required.

## First Floor

Stairs rise to the first floor

### Board Room

18'10" x 16'11" (5.76m x 5.18m)

A large room with feature window

### Office 2

18'5" x 10'1" (5.63m x 3.09m)

A generous office room with good size front aspect window

### Store Room

14'9" x 12'3" (4.50m x 3.74m)

Currently being used as a store room but would make another good size office or smaller meeting room

### Show Room 2

18'10" x 13'9" (5.76m x 4.20m)

Another Show Room but again could be another office, store room or meeting room.

## Outside

There is parking for 2 cars and secure metal gates that are locked of an evening



**Rateable Value**

Rateable value of £18,750 from April 2026

**Tenure**

Held on a 125 year lease from 1997 with a peppercorn rent

The unit is not eligible for VAT

**Utilities Supplies**

Mains gas water and drainage are connected  
The electric and water are on sub meters from the adjoining unit with the adjoining unit paying the bills and billing 10a Trade croft for their share

**Other Information**

Construction

The building is constructed in various sections of steel portal frame incorporating The office block incorporates stone detailing to the front elevation and a uPVC porch. Roof construction over the whole structure is pitched, clad with profile metal sheets and incorporates translucent light panels.

Broadband (estimated speeds)

Standard 17 mbps

Superfast -

Ultrafast 1000 mbps

Mobile Phone coverage is strong across most networks.

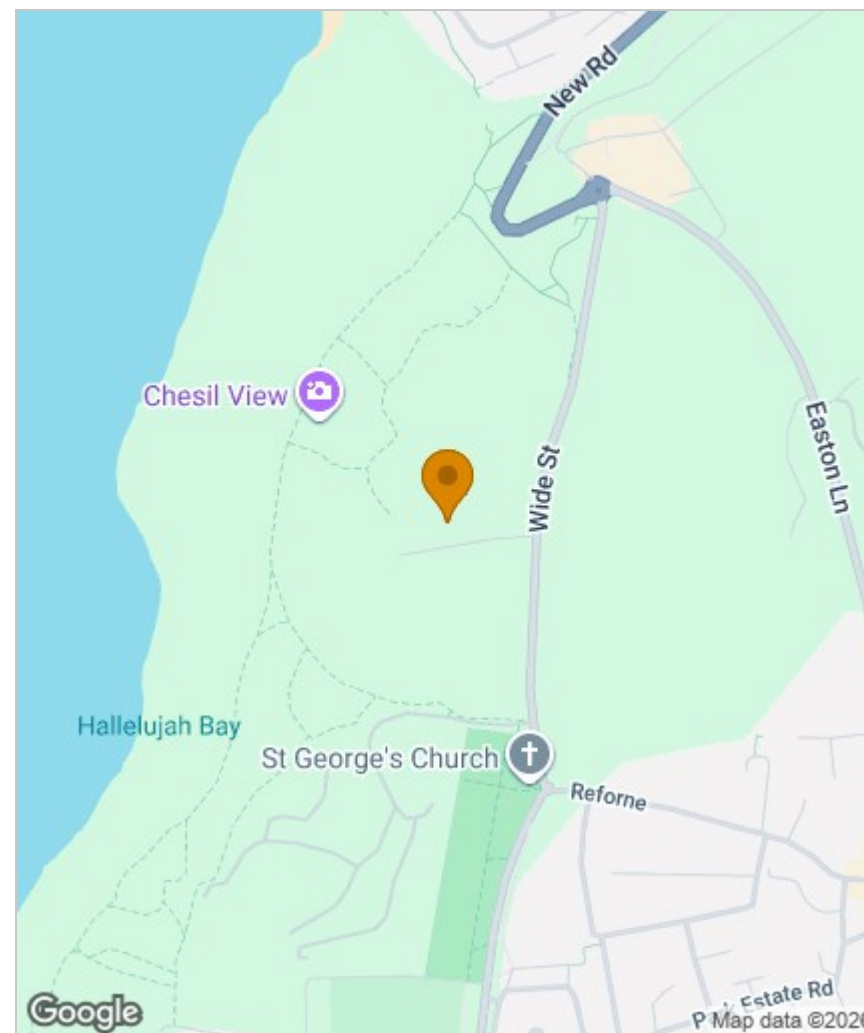
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## Floor Plan



## Area Map



## Viewing

Please contact our Hull Gregson & Hull Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.

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