



Town centre serviced Office Suites Short or Long Term Let

Old Yarn Mills,
Sherborne, Dorchester, Dorset, DT9 3RQ

- Available to rent on flexible terms from 6 months +
- Office 1/Unit 21 approx. 263 sq ft (24 sq m)
- Office 2/Unit 21 approx. 263 sq ft (24 sq m)
- Shared Kitchen & WC's
- Fully managed estate
- 1 Car parking space per office plus visitors

01935 415454

LOCATION

The property is located in Sherborne town centre at the junction of Westbury and Ottery Lane adjacent to Sherborne School Playing Fields.

LOCATION MAP



DESCRIPTION

Within 21 Old Yarn Mills is a range of upper floor office suites with a shared communal entrance, kitchen and WCs. There is a diverse range of companies within the building making up a business community with 13 offices in total. There is allocated car parking.

ACCOMMODATION

(All areas are approximate)

Office 1	263 sq ft (24 sq m)
Office 2	263 sq ft (24 sq m)

SERVICES

Central heating, lighting, power, drainage and water are provided by the Landlord the cost of which is included in the rent.

In addition, the cleaning of the communal areas is also covered by the rent.

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H962 Ravensworth 0870 112 5306

TENURE

Leasehold on flexible terms from 6 months upwards. The lease must be in the name of an individual not Limited Company and is standard in all respects. Changes to the standard lease terms are not possible.

The tenants are responsible for the repair and decoration of their suites including floor coverings, power, telephone and lighting.

RENT

Office 1	£4,250 pa
Office 2	£4,250 pa

RATES

If you qualify for small business rate relief there will be nothing to pay.

USE CLASS

Office Use Only

FINANCE ACT 1989

VAT is not chargeable on the rent.

VIEWING

For further information please contact the Sole Agents, **Chesters Commercial Ltd**:

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