

Units 4 & 4a Butts Pond Industrial Estate, Sturminster  
Newton, DT10 1AZ

## NEW INDUSTRIAL UNITS - TO LET

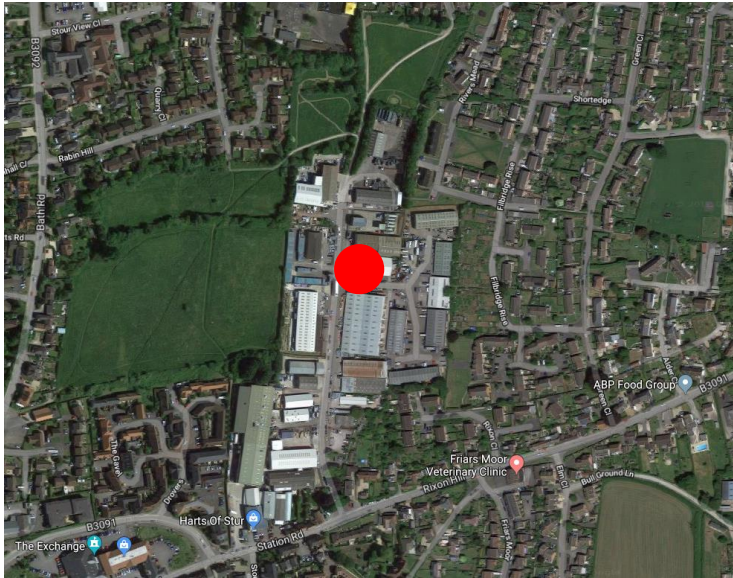
Brand new industrial units available from 1,800 – 3800  
sq ft with parking on an established trading estate

Excellent opportunity to influence the construction to  
suit your requirements

## LOCATION

The property enjoys a central location on the Butts Pond Industrial Estate being off the main estate road.

Other occupiers in close proximity include Cranborne Stone, Royal Mail and Northover Energy.



## DESCRIPTION

The property comprises a newly built steel portal frame semi-detached workshop/warehouse with office accommodation and disabled WC.

The unit benefits from two personnel and roller shutter doors.

## ACCOMODATION

The property is offered either as a single unit totalling 3,800 sq ft or as two individual units of 1,800 sq ft.

The unit is currently under construction and due to complete at the end of March. This is an excellent opportunity for a potential occupier to influence the design of the building to fit their requirements.

## SERVICES

The units will have the benefit from electricity, gas heating and water.

## TENURE

The property is offered by way of a new lease on terms to be agreed.

## RENT

£26,000 per annum for the whole unit

£13,000 per annum for a single unit

## VAT

VAT is not chargeable.

## LEGAL AND OTHER INGOING COSTS

Each party to be responsible for their own legal costs.

An incoming tenant will be expected to provide satisfactory references.

## RATEABLE VALUE (VOA Listing 2017)

Awaiting VOA assessment

## EPC

Awaiting EPC

## VIEWING

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

**Telephone: (01935) 415454**

**Email: [David.foot@chesterscommercial.com](mailto:David.foot@chesterscommercial.com)**

**[Patrick.ruckert@chesterscommercial.com](mailto:Patrick.ruckert@chesterscommercial.com)**

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