



Industrial Unit - For Sale

DUE TO RELOCATION

Wyvern Buildings, Glovers Close

North Street, Milborne Port, Sherborne

Dorset, DT9 5EP

£250,000

Freehold

- Modern industrial unit with offices constructed in 1985
- Total accommodation approximately 3,742sq ft (348 sq m)
- Three phase electricity and mains gas
- Centrally located within Milborne Port with the A30 readily accessible

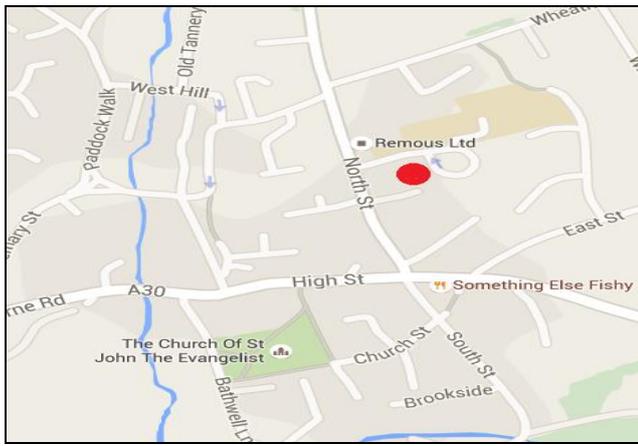
01935 415454

LOCATION

The premises are located within Milborne Port, a large village in Southeast Somerset on the edge of the Blackmore Vale and close to the Dorset boarder aside the A30. Sherborne is a short distance to the West.

Wyvern Buildings is located just off North Street and on turning right into Glovers Close.

LOCATION MAP



DESCRIPTION

Modern warehouse constructed in 1985 with a later two storey office extension including new loading bay.

To the outside of the property are four allocated car parking spaces within a communal car park together with a small side yard area.

ACCOMMODATION

(All areas are gross internal approximate)

Workshop	2,750 sq ft (253 sq m)
Loading Bay with roller shutter	200 sq ft (18.6 sq m)
Ground floor office/reception	320 sq ft (29.7 sq m)
First floor office	472 sq ft (43.8 sq m)
	<u>3,742 sq ft (345.1 sq m)</u>

SERVICES

The property has mains gas, three phase electricity, water and drainage.

No tests have been carried out in relation to the services, nor are we able to comment on their condition.

PRICE

£250,000

BUSINESS RATES (VOA listing 2005)

Rateable Value - £14,000

TENURE

Freehold

USE CLASS

B1

ENERGY PERFORMANCE CERTIFICATE

To follow.

FINANCE ACT 1989

VAT if applicable on the sale price to be confirmed.

VIEWING

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

Telephone (01935) 415454 or

Email: info@chesterscommercial.com

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