

**FREEHOLD  
FOR SALE  
OR TO LET**

another *Glenmore* development  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

HIGHER SHAFTESBURY ROAD, BLANDFORD FORUM, DORSET

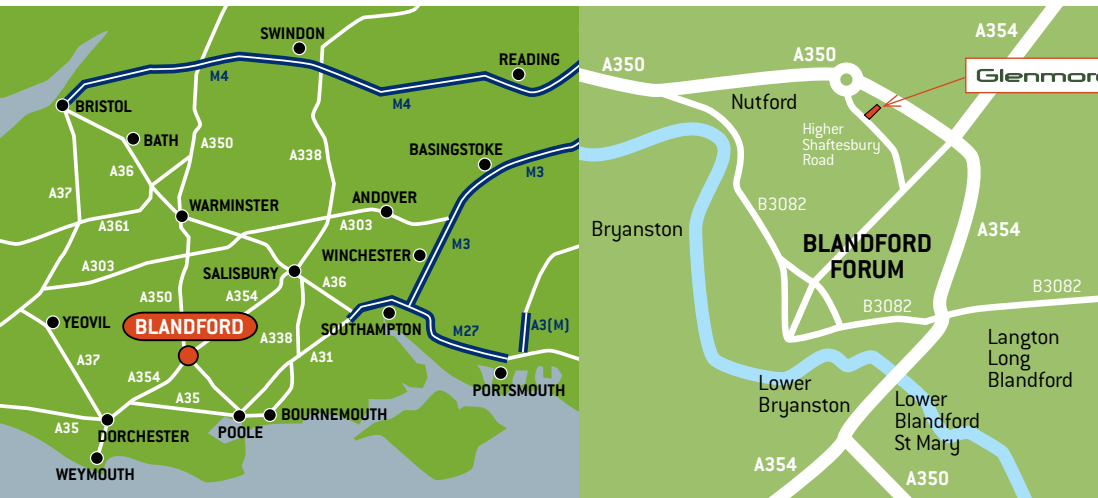


**NEW DEVELOPMENT OF OFFICE/INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNITS**  
**990 - 12,196 sq ft** SET IN A LANDSCAPED BUSINESS PARK LOCATION



## LOCATION

Blandford Forum is a thriving Georgian Market Town with a population of around 10,000 (Source: 2001 Census). The town has enjoyed considerable residential and commercial growth since 2000. The regional centre of Poole is approximately 15 miles to the south east.



## SITUATION

Glenmore Business Park has been constructed fronting Higher Shaftesbury Road, which has direct access to the A350 Blandford Bypass and A354 Salisbury Road and serves the main entrance to the Blandford Heights Industrial Estate opposite.

## DESCRIPTION

Glenmore Business Park is a new development of office/industrial/warehouse units. The units are of steel portal frame construction with part brick and blockwork elevations and profile steel cladding to walls and roofs and feature a cedar cladding panel. Each unit will be served by an insulated up and over loading door (except Units 12, 13 14 & 15 which have fully glazed panels), allocated parking and a loading area. Each unit will feature a structurally integrated first floor capable of being upgraded to office space, subject to any necessary consents.



## TENURE

Freehold or Leasehold.

## LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to upward only open market rent reviews every 3 years.

## SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

## RENT & PRICE

On application.

## VAT

VAT will be payable on the price/rent.

## BUSINESS RATES

To be assessed.

## SERVICES

Mains electricity (3 phase), gas, telecom, water and drainage available. NB. Blandford is one of the few towns due to benefit from the next phase of BT's super-fast fibre broadband deployment.

## PLANNING

Planning consent has been granted for use within Class B1 (office, research & development and light industrial) and B8 (storage & distribution) which includes 15% ancillary retail use. Hours of operation 8.00 am to 18.30 weekdays; 9.00 am to 14.30 on Saturdays.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to North Dorset District Council, Nordon, Salisbury Road, Blandford, Dorset. Tel: 01258 454111.

## PHASE I (BLOCK D) ACCOMMODATION SCHEDULE

Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
9	936	441	1,377
10	926	431	1,357
11	926	431	1,357
12	527	495	1,022
13	527	463	990
14	527	463	990
15	527	495	1,022
16	926	431	1,357
17	926	431	1,357
18	926	441	1,367

The above floor areas are approximate, gross internal, scaled off plan.



### IMPORTANT NOTICE

Myddelton & Major and Goadsby and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Myddelton & Major and Goadsby have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

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