/INDURENT



Industrial

UNIT 5A | RYAN BUSINESS PARK

Sandford Lane, Wareham, BH20 4DY

UNIT 5A | 1,374 SQ FT

Office Space

Unit 5A comprises 1,374 sq ft of well configured office accommodation, suitable for a range of uses with on site parking within the estate.
The unit forms part of Ryan Business Park, located approximately one mile north of Wareham and benefiting from excellent road connectivity via the A351 Wareham Bypass, with onward links to Poole and Bournemouth.

Lease Type	New



Unit Summary

- Close to Transport
- Secure yard
- Office Accommodation
- Car Parking
- Roller Shutter Door
- Local Amenities

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£13,740.00	£10.00
Rates	£5,239.50	£3.81
Maintenance Charge	£2,280.84	£1.66
Insurance	£274.80	£0.20
Total Cost	£21,535.14	£15.67

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100175

+44(0) 808 169 7554

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Location

Located off Sandford Lane and close to the A351, Ryan Business Park offers convenient access to the A35 and South Coast logistics routes, serving Wareham, Poole, and Bournemouth.

Road
A35 – 2 mi

Airport
Bournemouth Airport – 20 mi

Rail
Wareham Station – 0.3 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (66)

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Key Contact



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