

REGENTS HOUSE

CROWN SQUARE, NE QUADRANT, POUNDBURY, DORCHESTER

TO LET /
FOR SALE



TO LET/ FOR SALE FOUR GROUND FLOOR COMMERCIAL UNITS

- FOUR UNITS AVAILABLE OF BETWEEN 694 – 868 SQ FT
- SUITABLE FOR RETAIL OR OFFICE USE
- ATTRACTIVE BUILDING INCORPORATING PERIOD FEATURES
- EXCELLENT SPECIFICATION



sibbett
gregory

ON THE INSTRUCTION OF

MORRISH BUILDERS

— THE HERITAGE BUILDING COMPANY —



LOCATION

Crown Square forms part of the North East Quadrant, the newest phase of development at the Duchy of Cornwall's Poundbury Estate in Dorchester. The North East Quadrant is a mixed use development stretching from Queen Mother Square at the heart of the development, to the ancient Poundbury Hillfort to the North East.

Crown Square will act as the focal point for this quadrant of Poundbury and will include large scale and architecturally eye catching buildings with a mixture of commercial and residential uses.

The initial phase includes three prestigious Crown Buildings (Regents House, Lantern House, & Sovereign House) designed by renowned architects Ben Pentreath and George Saumarez-Smith. Crown Square is set to include Crown Hall, a civic building with a landmark tower.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

REGENTS HOUSE, CROWN SQUARE, POUNDBURY

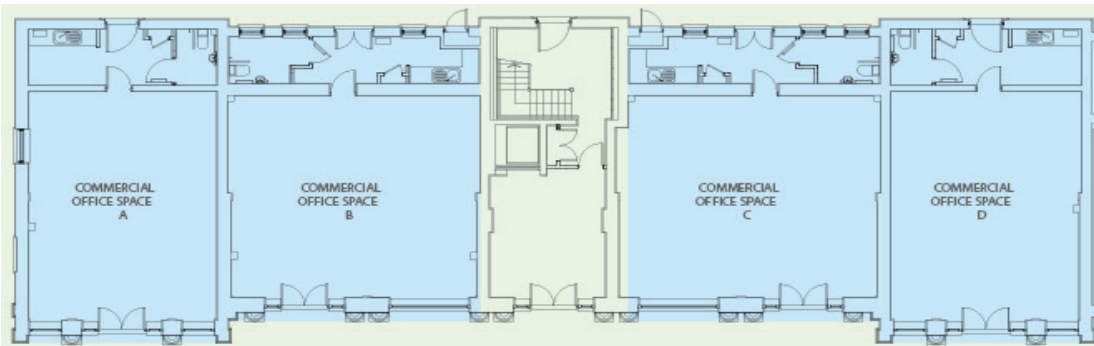
DESCRIPTION

Regents House is located in central position fronting Crown Square. The property comprises four ground floor commercial units each benefiting from attractive frontages and rear access. The internal specification for each unit includes a plastered ceiling, spot lighting, gas fired central heating, plastered and decorated internal wall finishes, kitchenette/staff room, power & data outlets, fire alarm system & WC.

Approximate net internal floor areas are as follows:

		Sq M	Sq Ft
Unit A	Sales/Office	53.99	581
	Staff Room	10.5	113
	Total	64.49	694
Unit B	Sales/Office	67.62	728
	Staff Room	9.88	106
	Total	77.5	834
Unit C	Sales/Office	70.79	762
	Staff Room	9.91	107
	Total	80.7	868
Unit D	Sales/Office	57.94	623
	Staff Room	10.31	111
	Total	68.25	734

INDICATIVE FLOOR PLANS



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TENURE

The premises are available either to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed or, alternatively, for sale on a long leasehold basis.

PLANNING

The properties are considered suitable for planning uses falling within Classes A1 (Retail) & B1 (Office) of the Town & County Planning (Use Classes) Order 1987. Alternative uses may also be considered subject to the necessary consents.

BUSINESS RATES

The units are yet to be assessed for business rates.

RENT/SALE PRICE

Terms for a new lease or a sale on a long leasehold basis are as follows:

Unit	Rent (per annum)	Long leasehold sale price
Unit A	£11,000	£140,000
Unit B	£13,450	£168,000
Unit C	£14,000	£175,000
Unit D	£11,750	£148,000

EPC

An EPC for each unit has been commissioned and will be provided shortly.

VIEWING

Strictly by appointment via the sole Agents, Sibbett Gregory:

Alastair Knott
01202 661177
alastair@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance