

# PEVERELL AVENUE EAST

FOR SALE / TO LET

Detached Industrial / Warehouse Premises

3,374 SQ M // 36,318 SQ FT +  
522 SQ M // 5,622 SQ FT mezzanine



Poundbury, Dorchester,  
Dorset, DT1 3WE



# SUMMARY

- Internal eaves height 7.9m
- 2 loading doors
- 3 phase electricity & gas
- Access from Peverell Avenue East & Marsden Street



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# OFFICES



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INTERNAL



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# EXTERNAL



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# INFORMATION

## DESCRIPTION

These detached premises are of brick outer, blockwork inner wall construction with a concrete floor and an internal eaves height of approximately 7.9m. The premises are arranged in three bays, each with a pitched steel clad roof incorporating daylight panels supported upon a steel portal frame. There are two roller shutter doors, each measuring approximately 3.55m wide x 3.7m high and there are windows at ground floor, first floor and second floor levels. Internally, the factory/warehouse has a warm air heater, low bay lights and a concrete mezzanine with vinyl flooring accessed from the factory/warehouse via a steel staircase and a goods lift. To the front of the premises there is a feature personnel door accessing the centrally heated ground floor administration accommodation which incorporates an entrance lobby with wood effect flooring, male and female WCs and locker rooms, staff canteen and a range of offices with vinyl flooring and a suspended ceiling incorporating recessed lighting.

Stairs lead to a first floor reception/landing with wood effect flooring and carpeted, centrally heated offices with a suspended ceiling incorporating recessed lighting and including a feature kitchen/boardroom. There are male and female cloakrooms, a staff kitchenette, an air conditioned server room all with vinyl flooring and there is access onto the concrete mezzanine. Stairs lead from the reception/landing to a carpeted second floor meeting room with feature windows, central heating and a suspended ceiling incorporating recessed lighting.

Externally, there is a fenced concreted car-park/loading area with lockable gates from both Peverell Avenue East and Marsden Street and which is currently arranged as a one way system with a security exit barrier. There is also a feature electric personnel gate into the car-park and there is on street parking on both Peverell Avenue East and Marsden Street.

## LOCATION

Poundbury forms part of the Duchy of Cornwall's Estate on the western fringe of the County Town of Dorchester. The premises front Peverell Avenue East which links to the main A35 via the B3150. The B3150 connects directly with the main Dorchester High Street.

## SUMMARY OF ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Factory/Warehouse	2,856	30,741
First Floor Offices	482	5,185
Second Floor Offices	36	392
First Floor Mezzanine	522	5,622
<b>Total Gross Internal Area Approx.</b>	<b>3,896</b>	<b>41,940</b>

The premises have been measured in accordance with the 6<sup>th</sup> edition of the RICS Code of Measuring Practice.

**MONEY LAUNDERING REGULATIONS**  
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

**REFERENCES**  
Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

## TENURE

The premises are for sale long leasehold and are secured by way of a 250 year lease from 25 March 2000, subject to a peppercorn rental.

## PRICE GUIDE

£2.5M plus VAT.

## LEASE TERMS

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 5 years.

## RENT

£199,750 per annum exclusive of business rates, VAT, service charge, insurance premium and all other outgoings payable quarterly in advance by standing order.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## RATEABLE VALUE

£228,000 (from 01.04.17).

## EPC RATING

C - 71

## LEGAL COSTS

Each party is to bear its own legal costs incurred in the transaction.

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TO BRIDPORT  
**PEVERELL AVENUE EAST**

TO M27



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# CONTACT DETAILS

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## VIEWINGS

Strictly by prior appointment through the joint sole agents, Goadsby and Carter Jonas, through whom all negotiations must be conducted.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment. Brochure designed by Andrew Lamb.

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