

**RAPLEYS**

# TO LET Industrial/Development Opportunity

rapleys.com  
0370 777 6292

Weymouth Gateway, Mercy Road,  
Weymouth DT3 5FA

CONTACT **Colin Steele**  
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**Alun Jones**  
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**Adam Cleator**  
07876 637252 | adam.cleator@rapleys.com



New trade counter  
development in red outline

Units from 300 to 1,093  
sq m (3,230 to 11,760 sq ft)

1.5 miles north of Weymouth  
town centre

Pre-let enquiries invited

Nearby occupiers include  
**Sainsbury's, Morrisons and  
New Look**

Circa 4 acres of additional  
land available for larger  
requirements in blue outline

Indicative site layout only

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**Location**

Weymouth is 27 miles west of Poole and 56 miles east of Exeter on the south coast in Dorset. The town has a population of approximately 55,000.

Weymouth Gateway is situated circa 1.5 miles north of Weymouth town centre and forms a focal point for business, retail and leisure uses with occupiers in the area currently including **Sainsbury's, Morrisons, Premier Inn, Beefeater, Medisave, New Look & Fit Gym.**

**Description**

The development will provide new employment units on approx. 0.54 hectare (1.33 acres) with a preliminary layout for 3 trade counter units. At this stage the exact form of the scheme is flexible allowing specific occupier requirements to be incorporated.

The site immediately to the south is identified as a new **Aldi** foodstore whilst the proposed development opposite will provide 66,000 sq ft of non-food retail space and 8,750 sq ft of A3 restaurant space.

In addition to the subject plot, our client controls an additional 3.87 acres of land within phase 3 (outlined in blue on the front page) of the scheme that is identified for larger format employment uses that may not be capable of being accommodated within the current phase. Our client's will consider requirements for this plot also.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	492.38	5,300
Unit 2	300.08	3,230
Unit 3	300.08	3,230
<b>Total</b>	<b>1,092.54</b>	<b>11,760</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.54</b>	<b>1.33</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

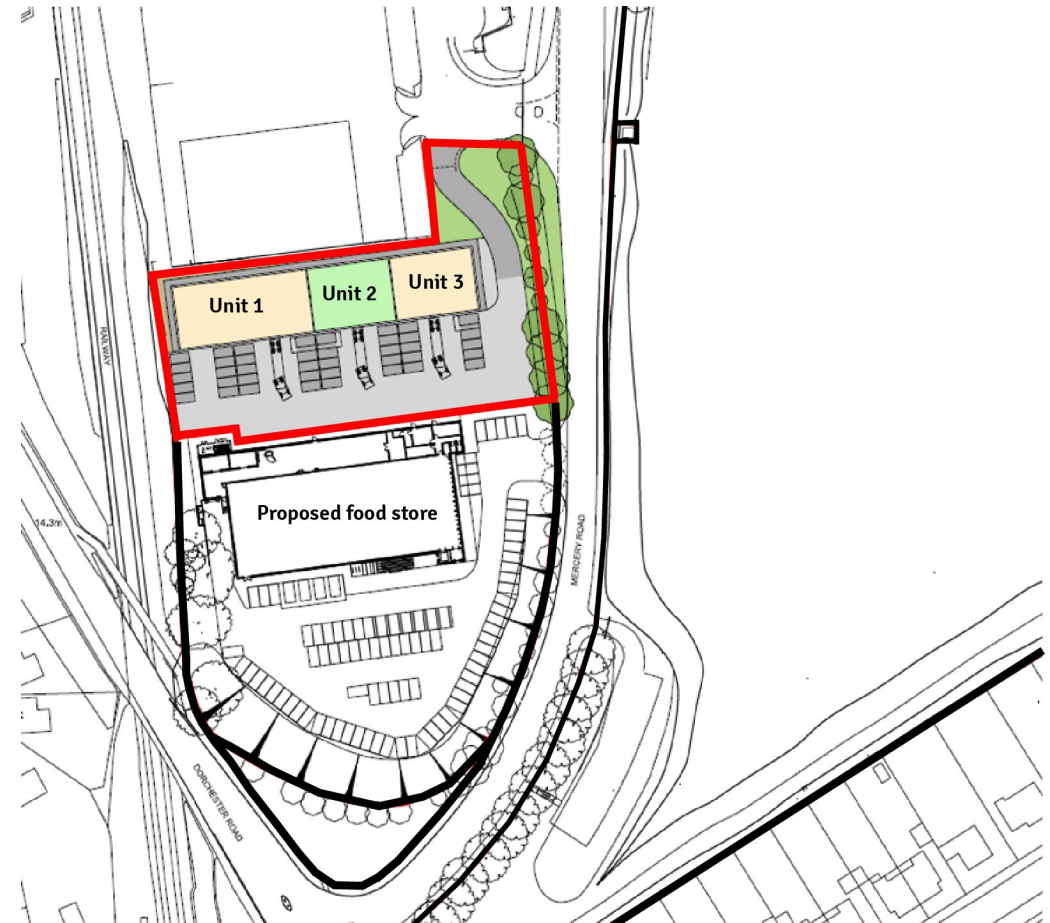
Units will be available on a pre-let or freehold basis.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

The site is visible from the roadside. On site viewings to be arranged through the sole agent.



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