

# UNIT ONE

GLENMORE BUSINESS PARK, WENDAL ROAD, BLANDFORD, DT11 7PF

**542 sq m (5,835 sq ft) TO LET**



A MODERN TRADE UNIT ON A WELL ESTABLISHED BUSINESS PARK



# UNIT ONE



GLENMORE BUSINESS PARK, WENDAL ROAD, BLANDFORD, DT11 7FP

## LOCATION

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. The unit is in close proximity to SCREWFIX, DULUX DECORATOR CENTRE and LIDL.

Blandford Forum is a thriving Georgian Market Town and has an estimated population of around 11,000 (2017 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.

## DESCRIPTION

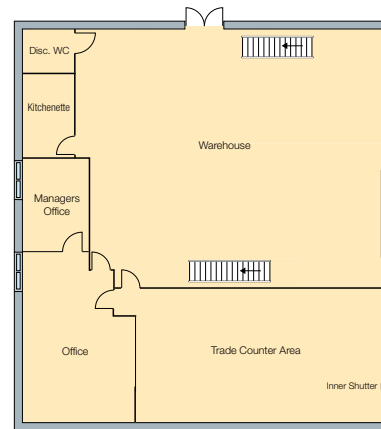
Glenmore Business Park is a modern development of office, industrial and warehouse units. Construction is of steel frame with park brick and block elevations, profile steel and feature cedar cladding.

UNIT ONE as currently arranged, offers trade counter, plus superior office content with double glazing, air conditioning and perimeter trunking.

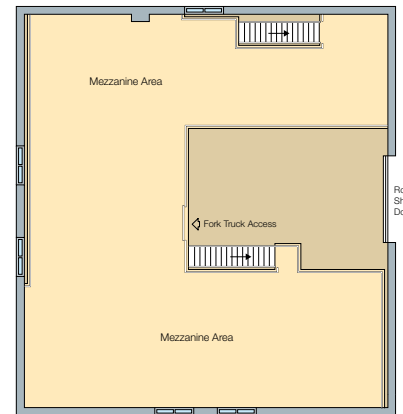
The warehouse is served by an up and over loading door that is powered and insulated. The property has allocated parking and a loading area. The structurally integrated first floor is capable of being upgraded to office space, subject to any necessary consents.

## AMENITIES

- A detached unit at the entrance to the estate
- 10 private parking spaces
- Separate customer and loading access
- Visible from approach roads and LIDL supermarket
- Excellent eaves height in excess 6m
- 3 Phase power
- Phone and broadband lines installed *(subject to contract)*



GROUND FLOOR



FIRST FLOOR MEZZANINE

## FLOOR AREAS

	Gross Internal Areas	
Ground Floor	306 sq m	(3,295 sq ft)
Mezzanine	236 sq m	(2,540 sq ft)
<b>TOTAL GIA</b>	<b>542 sq m</b>	<b>(5,835 sq ft)</b>

### Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

**TENURE** – Leasehold. Please enquire for details.

**LEASE TERMS** – On application.

**VAT** – All figures are quoted exclusive of VAT.

**BUSINESS RATES** – To be assessed following alterations.

**EPC** – UNIT ONE has an EPC rating of A. A full EPC is available from the agent.

**VIEWINGS** – Please contact the sole agent.



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