



**FRENCH GRASS WORKS, GALLOWS GORE, WORTH MATRAVERS
COMMERCIAL PREMISES £45,000 PA**

These substantial commercial premises are situated in a rural location on the road between Langton Matravers and Kingston, about 8 miles from the market town of Wareham. Currently comprising offices with two large workshops at the rear. The building was constructed during the latter part of the 20th Century and has attractive external elevations of natural Purbeck stone. The premises have the benefit of solar assisted energy and are offered on a 5 year lease at a rental of £45,000 per annum. The tenant will be expected to provide three references and to pay a deposit of £500 in lieu of dilapidations. This deposit will be refunded at the end of the tenancy subject to the property being left in satisfactory condition.

ACCOMMODATION

Entrance Foyer

Reception Area 7.13m x 4.7m (23'5" x 15'5")

Office 1 3.55m x 2.97m (11'8" x 9'9")

Office 2 4.69m x 2.27m (15'5" x 7'6")

Office 3 2.9m x 2.49m (9'6" x 8'2")

Small Kitchenette

WC

Workshop 1 8.61m x 8.15m (28'3" x 26'9")

Workshop (secondary area) 3.47m x 1.51m (11'4" x 4'11")

Workshop 2 8.15m x 6.47m (26'9" x 21'3")

First Floor Mezzanine 6.7m x 1.51m (4'11")

Communal WC 1.45m x 0.91m (6'8" x 4'9")

RENTAL

£45,000 per annum

SERVICES

Mains water, solar assisted electricity and drainage.

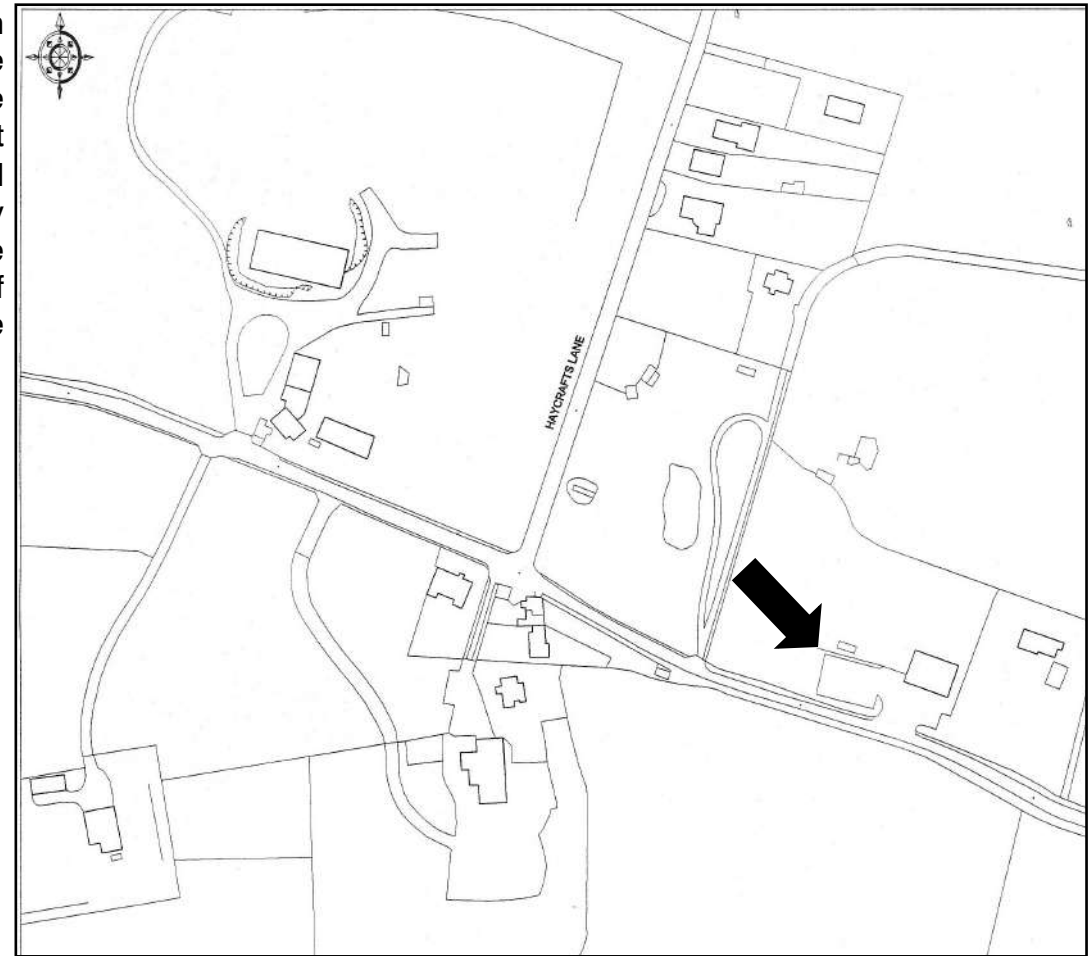
LEASE DETAILS

New 5 year lease, with a break clause in the second year.

£500 deposit

3 months rent payable in advance

Shared maintenance liability



BUSINESS RATES

We have been advised by Dorset Council that the property has a Rateable Value of:

Offices R/V £8,200 Rates Payable 2024/25 £4,091.80

Workshop 1 R/V £5,700 Rates Payable 2025/25 £2,844.43

Workshop 2 R/V £4,550 Rates Payable 2024/25 £2,042.95

VIEWINGS

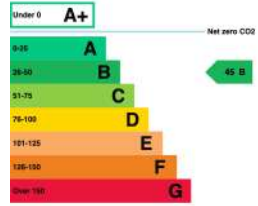
Viewings are strictly by appointment with the Sole Agents, Corbens on 01929 422284. The postcode for this property is **BH19 3JP**.

Property Ref WOR2076

French Grass Works Offices

Energy rating and score

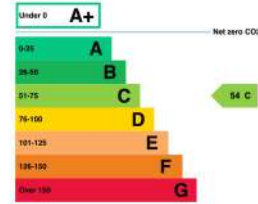
This property's energy rating is B.



French Grass Works Workshop 1

Energy rating and score

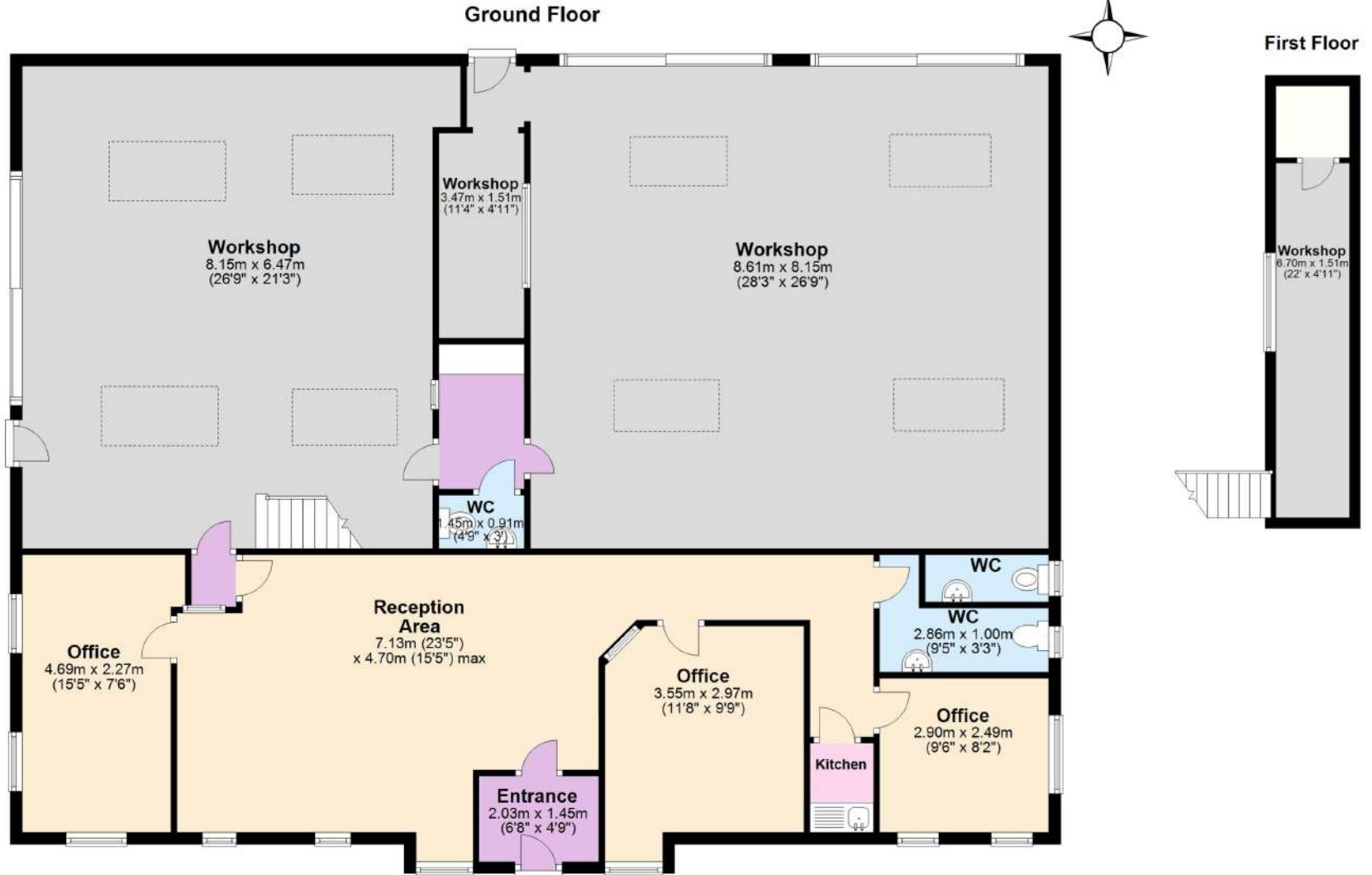
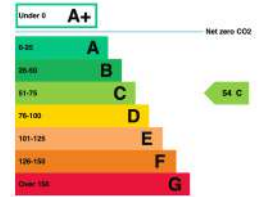
This property's energy rating is C.



French Grass Works Workshop 2

Energy rating and score

This property's energy rating is C.



Total Floor Area Approx 233 m² (2,508 sq ft)

