



UNIT 17 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE
£15,950 PA +VAT LEASEHOLD

- ❑ Substantial commercial premises with spacious accommodation situated on a modern Business Park on the Western outskirts of Swanage, approximately 1 mile from the town centre
- ❑ Built to a high standard in accordance with BREEAM (Building Research Establishment Environmental Assessment Method with part Purbeck stone elevations, the remainder clad with light grey composite sheeting under a mono pitched roof.

ACCOMMODATION

GROUND FLOOR

Workshop 10.18m max x 7.53m (33'5" max x 24'9")

Shower Room 2.7m x 2.46m (8'10" x 8'1")

FIRST FLOOR

Office 7.53m x 6.9m (24'8" x 22'8")

OUTSIDE

Parking for 2-3 vehicles.

Property Reference PRO2159



- ❑ Lease Terms:
 - ❑ New 7 year lease.
 - ❑ Commencing rental of £15,950 plus VAT pa, payable quarterly in advance.
 - ❑ Rent Review in the 5th year.
 - ❑ 3 Months Rent to be paid in advance together with a share of the insurance of the building, approximately 25%.
 - ❑ Deposit £500 to be refunded at the end of the tenancy, subject to the property being left in a satisfactory condition.
- ❑ Services - Mains water, drainage and 3 phase electricity
- ❑ Rateable Value £7,300, Rates Payable 2025/2026 £4,740.50, however, with the Current Small Business Relief the Rates Payable is nil.
- ❑ Viewing By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1EJ**.

