

## PHASE 2 PARKWAY FARM, POUNDBURY, DORCHESTER, DT1 3AR



Set in an attractive layout with design references to Poundbury, these units have both style and substance for modern business occupiers

**For sale from £115.00/sqft + VAT or to let from £7.00/sqft + VAT**

- Phase 2 Parkway Farm comprises new business units (B1/B2/B8)
- comprises full spectrum of business space
- set in an attractive layout with design references to Poundbury
- parking spaces included

**Commercial Property Consultants**

**01305 216988**

## DESCRIPTION

Accommodation comprises full spectrum of business space - offices, factory, workshop and warehousing.

Anticipated construction start late 2011.

Unit 8A offices on 3 levels 6,684sqft 15 parks. Specification to include lift, carpeting and lighting.

Unit 8B ground floor B1/B2/B8 offices above 5,618sqft 12 parks. Specification shell ground and carpeted and lit offices above (lift provision on application).

Unit 8C B1/B2/B8 factory 4,252sqft 10 parks. As shell.

Unit 9 AB1/B2 3,089qft 7 parks.

Unit 9B B1/B2 1,754sqft 4 parks.

Unit 9C B1/B2 GF factory 3,746sqft 8 parks.

Unit 10 B1/B2 4,359sqft 10 parks.

To let from £7.00/sqft factory space £10.00/sqft office or for sale from £115.00/sqft and £140.00/sqft respectively depending on fit out (all figures + VAT).

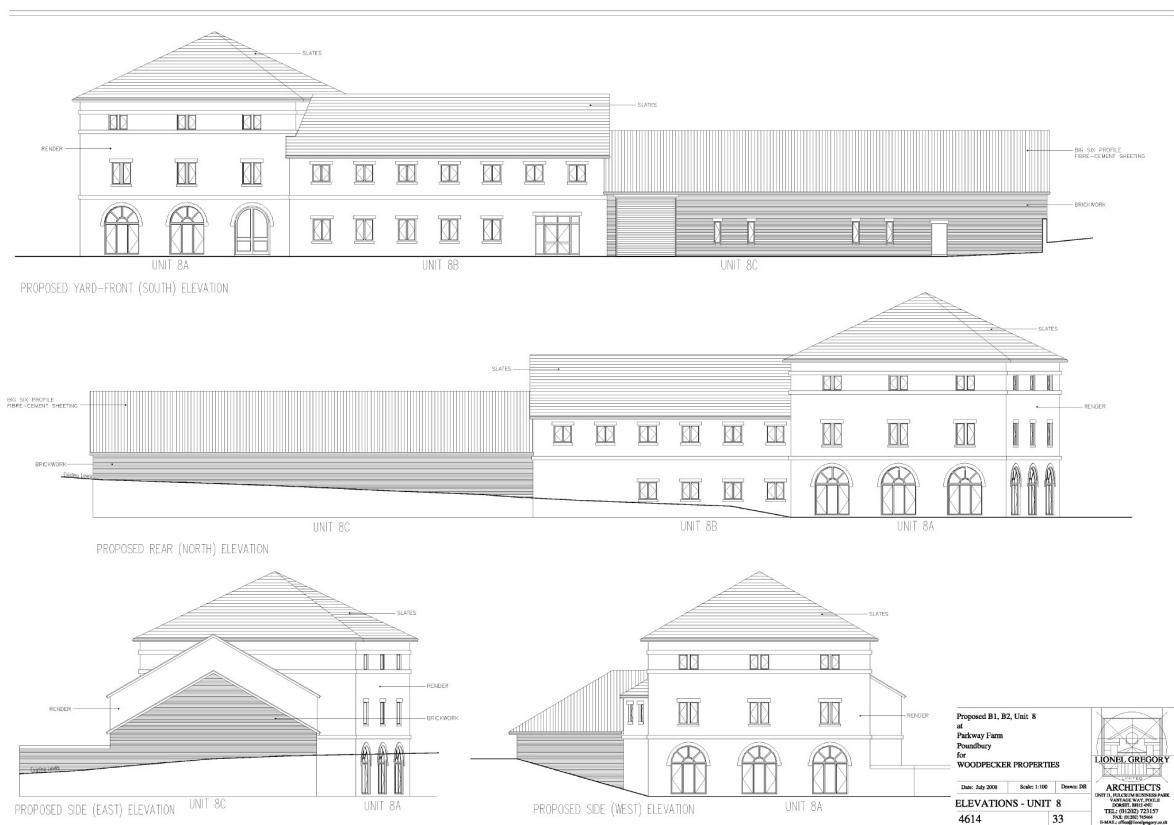
Price /sqft negotiable for the whole.

Rating to be assessed.

All photographs for illustration purposes only.

## Directions

## ENERGY PERFORMANCE RATING



These particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm has the authority to make or give any representation of warranty in respect of the property.

All measurements (areas or distances) are approximate and should not be relied on for carpets and furnishings. Nothing in these particulars shall be deemed as a statement that the services/appliances or any specific fittings are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents. Where reference is made to planning permission or potential uses, this is given in good faith.

All viewings are strictly by appointment with the agents.

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS ACT 1991 - To comply with the Property Misdescriptions Act 1991, we endeavour to ensure the accuracy of our property details produced and displayed are correct. We have not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are connected, in working order, or fit for the purpose. The photographs printed therein are for guidance only and the items shown are not necessarily included in the sale. Neither have we had sight of any legal documents to verify the freehold or leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check the availability of any property and make an appointment to view prior to embarking on any journey to view property.

# bartlepye



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