

lot 13

# Vespasian House, Bridport Road Dorchester, Dorset DT1 1TS

Rent  
**£217,000**  
per annum  
exclusive

Landmark Freehold Office Investment in  
Established Business Location

- Fully occupied by the NHS, Dorset Primary Care Trust and HM Revenue & Customs
- Situated some 300 metres from Dorset County Hospital and close to Royal Mail Sorting Office and Dorset County Record Office
- Affluent Dorset county town
- Walking distance from Dorchester West Railway Station
- Approximately 2,901.64 sq m (31,233 sq ft) with parking for 96 cars
- Six Week Completion Period Available

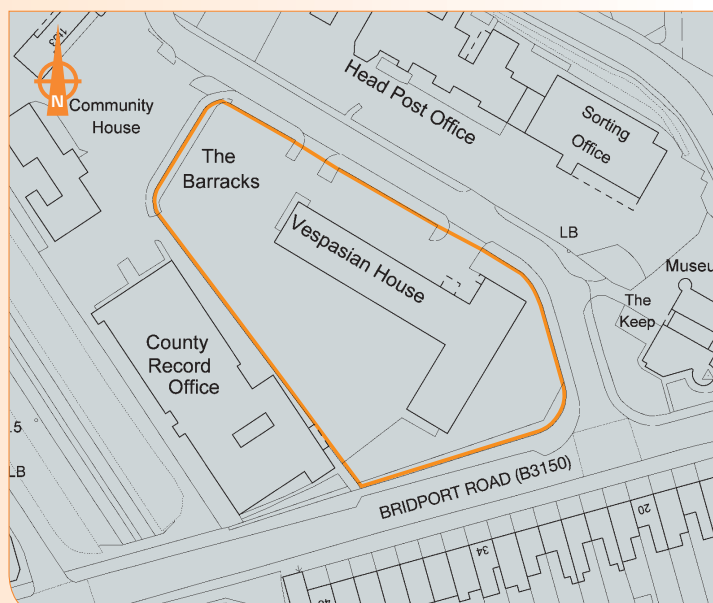
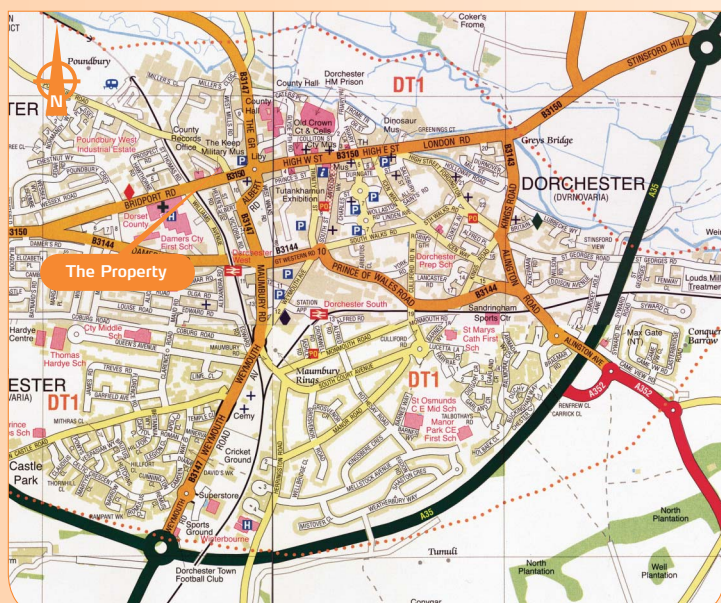


On behalf of



Mapeley





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lot 13

Rent  
£217,000  
per annum  
exclusive**Location**

Miles: 9 miles north of Weymouth  
24 miles west of Poole  
30 miles south-west of Shaftesbury

Roads: A35, A37, B3150

Rail: Dorchester West (London Waterloo and Paddington)

Air: Bournemouth

**Situation**

The property is situated in a prominent position on Bridport Road (B3150) in an established business location approximately 300 metres from Dorset County Hospital and surrounded by other notable occupiers including Royal Mail Sorting Office and Dorset County Record Office. Dorchester West Railway Station is within walking distance while Bridport Road provides direct access to the A35 and A37.

**Description**

The majority of the property has been refurbished to a high standard recently by Dorset Primary Care Trust to provide open plan office accommodation with suspended ceilings, recessed category 2 lighting, supplementary air conditioning and perimeter trunking. The property benefits from WCs on each floor, two 8-person passenger lifts and a barrier-controlled car park for 96 cars. The property has a site area of some 0.474 hectare (1.17 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground - East	Office & 10 parking spaces	308.16 sq m (3,317 sq ft)	<b>DORSET COUNTY HOSPITAL NHS FOUNDATION TRUST</b>	Approx. 8 years & 11 months from 03/01/2008 (1)	£24,040	(25/12/2017)
Ground - West	Office & 10 parking spaces	388.61 sq m (4,183 sq ft)	<b>DORSET PRIMARY CARE TRUST</b>	15 years from 29/04/2010 (2)	£29,154	29/04/2015 and 2020 (28/04/2025)
First	Office & 30 parking spaces	739.23 sq m (7,957 sq ft)	<b>DORSET PRIMARY CARE TRUST</b>	15 years from 29/04/2010 (2)	£55,000	29/04/2015 and 2020 (28/04/2025)
Second - East	Office & 6 parking spaces	206.71 sq m (2,225 sq ft)	<b>THE WEST DORSET GENERAL HOSPITAL NHS TRUST</b>	10 years from 25/03/2003	£15,000	(25/03/2013)
Second - East & Ground Floor Telecoms Room	Office & 6 parking spaces	153.29 sq m (1,650 sq ft)	<b>MAPELEY STEPS PROPERTIES LTD (occupied by HMRC &amp; Valuation Office)</b>	10 years from completion (3)	£11,570	01/2017 (01/2022)
Second - West	Office & 10 parking spaces	365.85 sq m (3,938 sq ft)	<b>DORSET PRIMARY CARE TRUST</b>	Approx. 14 years & 10 months from and including 09/06/2010 (2)	£27,212	09/06/2015 and 2020 (28/04/2025)
Third - East	Office & 10 parking spaces	370.59 sq m (3,989 sq ft)	<b>DORSET PRIMARY CARE TRUST</b>	Approx. 13 years & 10 months from 01/06/2011 (2)	£27,564	23/05/2016 and 2021 (28/04/2025)
Third - West	Office & 10 parking spaces	369.20 sq m (3,974 sq ft)	<b>DORSET PRIMARY CARE TRUST</b>	Approx. 14 years & 10 months from 03/06/2010 (2)	£27,460	03/06/2015 and 2020 (28/04/2025)
Land adjoining Bridport Road	Substation		<b>SOUTHERN ELECTRIC POWER DISTRIBUTION PLC</b>	99 years from 25/05/2011	Peppercorn	(25/05/2110)
<b>Totals</b>		<b>2,901.64 sq m (31,233 sq ft)</b>			<b>£217,000</b>	

(1) The tenant benefits from an option to determine on 2nd January 2013 on 6 months' written notice.

(2) The tenant benefits from an option to determine on 29th April 2015 and 29th April 2020 on 6 months' written notice.

(3) A reversionary lease will come into effect on completion of the sale. The tenant will benefit from a rolling option to determine, subject to 9 months' prior written notice.

**For further details please contact:****Jo Cordrey**

Tel: +44 (0)20 7034 4854.

Email: jo.cordrey@acutus.co.uk

**Gwen Thomas**

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acutus.co.uk

[www.acutus.co.uk](http://www.acutus.co.uk)

**Solicitors:****Clarke Willmott**

1 Georges Square, Bath Street, Bristol BS1 6BA.

Tel: +44 (0)845 209 1241.

Email: clare.wood@clarkewillmott.com

Ref: Clare Wood.