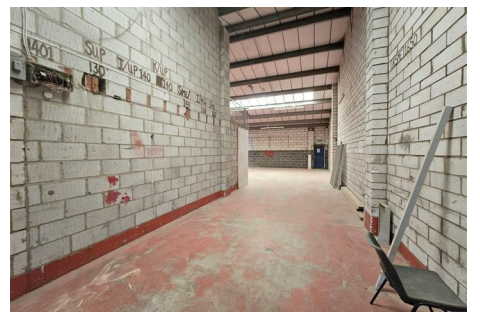
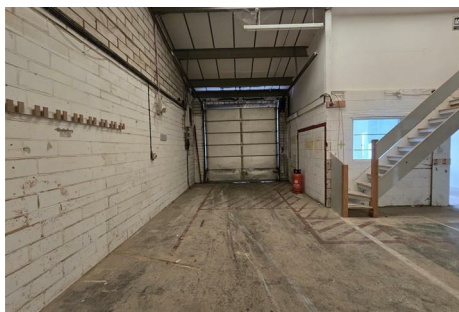




**CHAFFERS**  
ESTATE AGENTS



## 9a-9b Butts Pond Industrial Estate

Sturminster Newton, DT10 1AZ

Located in the bustling town of Sturminster Newton on a prime industrial site, near to the town itself. With two large roller doors, this versatile space offers a multitude of uses and may be sold as two separate units or as a whole.

Offers Over £190,000 Freehold

# 9a-9b Butts Pond Industrial Estate

## Sturminster Newton, DT10 1AZ

### Description:

Located in the bustling town of Sturminster Newton on a prime industrial site, near to the town itself. With two large roller doors, this versatile space offers a multitude of uses.

Currently, there are two internal offices, several W.C. facilities and eaves for additional storage. There is ample space to allow internal alterations and reconfiguration to suit a multitude of uses.

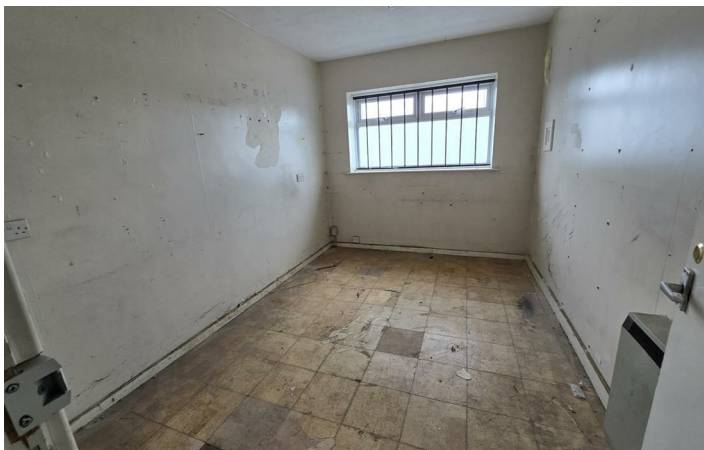
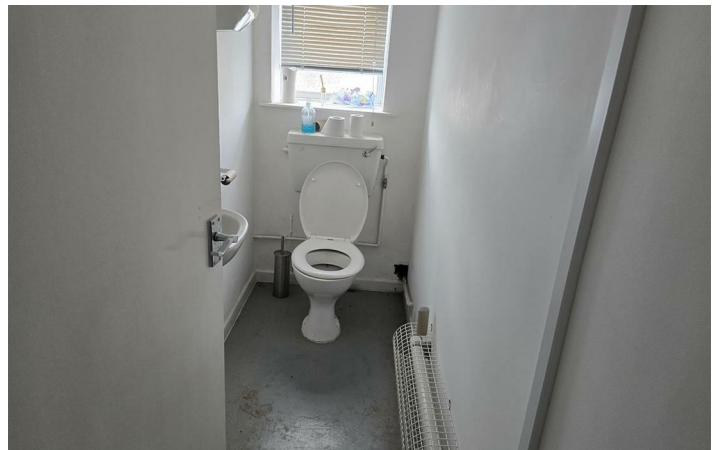
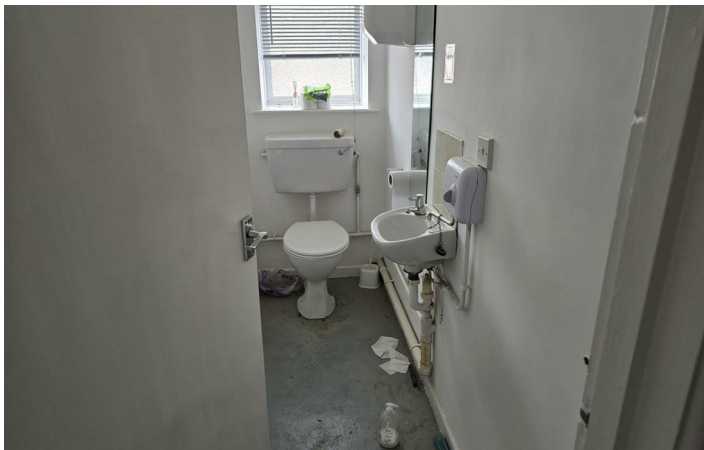
More than 4300 sq ft ground floor space with enough head clearance to accommodate a secondary internal floor if necessary. This double unit offers two roller shutter doors, separated personnel doors. And an internal divider door which could be closed off, the units have come to the market initially as a whole but may be purchased as two smaller units.

The property benefits from forecourt space large enough for articulated lorries or multiple customer vehicles. Viewings are highly advised, please contact Chaffers Estate Agents to arrange your visit.

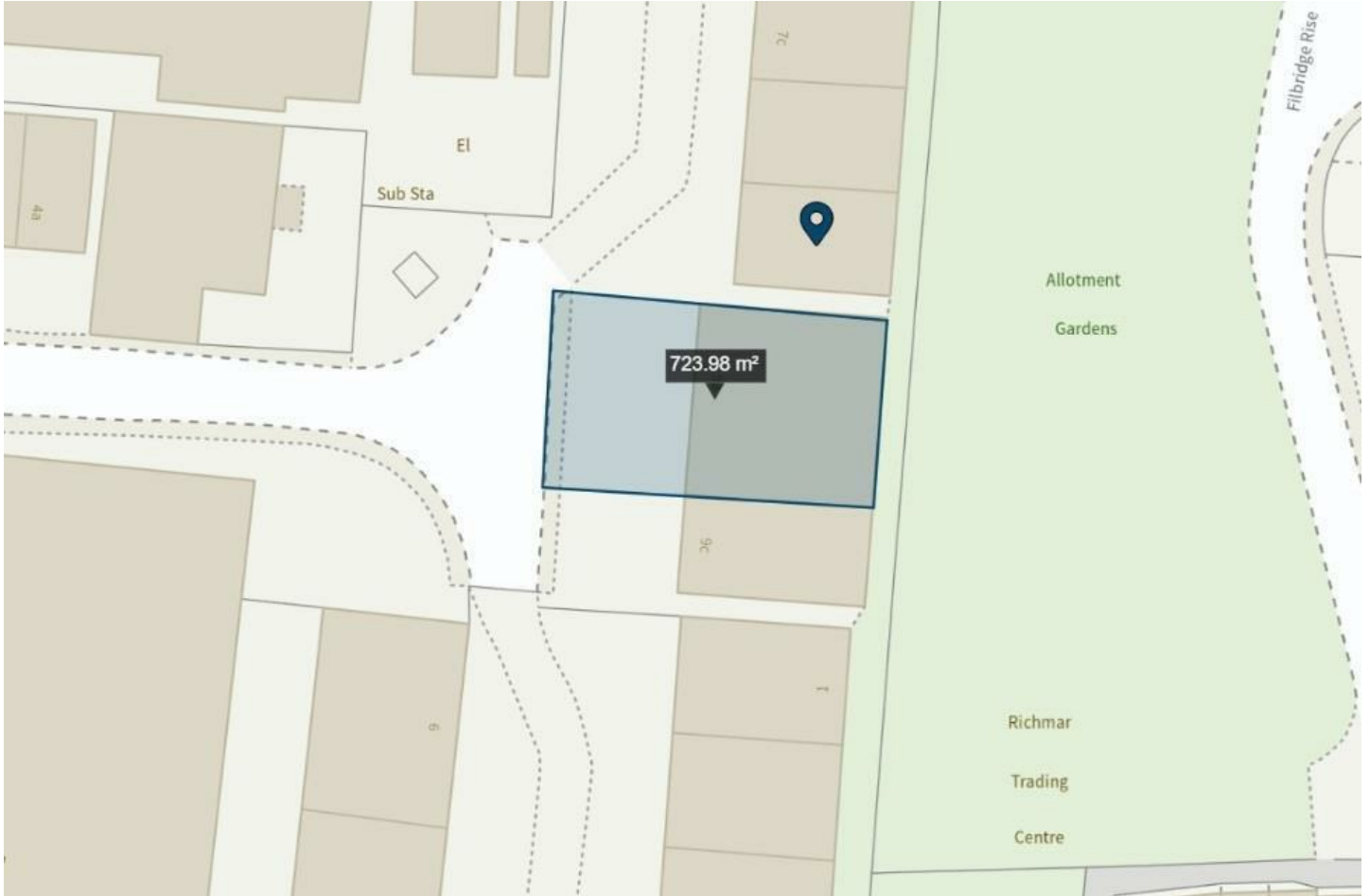
EPC: TBC



**Directions**



**Floor Plan: Not to scale ~ For identification purposes only.**



These particulars, whilst believed to be accurate are set out as a general outline only 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's employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS  
 Tel: 01258 473900 Email: [sturminster@chaffersstateagents.co.uk](mailto:sturminster@chaffersstateagents.co.uk) [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	40
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	