



**Former Brydian Cards Gore Cross Business Park, Bridport, Dorset, DT6 3UX**

**For Lease 9067sqft B1/B8 warehouse with offices**

**Rental £60,000 per annum**



**Former Brydian Cards  
Unit 10a Gore Cross Business Park,  
Bridport, Dorset, DT6 3UX**

**For Lease 9067sqft B1/B8  
warehouse with offices**

- Located on a popular business park
- Modern portal frame
- 6m eaves height
- Prominent position
- Good car parking
- Mezzanine offices

Viewing  
Strictly by appointment.  
Dorchester Commercial office on 01305 261008



## The Property

The former Brydian Cards unit on the Gore Cross Estate comprises a modern portal framed building with 6m eaves on a site of 0.473 acres.

Benefitting from brick and block sleeper walling, roller shutter door access and mezzanine offices to one side of this modern looking building. The roof is constructed of corrugated profile sheeting with roof lights providing natural light.

The property was constructed in 2002.

## Services

Three phase power, heating and lighting and mains drainage and water.

## Lease Details

To be advised.

RV £46,750

## Local Authority

Dorset Council Tel: 01305 251222

## Outside

There is marked parking for 21 cars to the front.

## Situation

Gore Cross is a modern industrial estate situated at the northern end of Bridport fronting the A3066 Beaminster Road, with most of the buildings constructed post 2000 with decent access and estate roads.

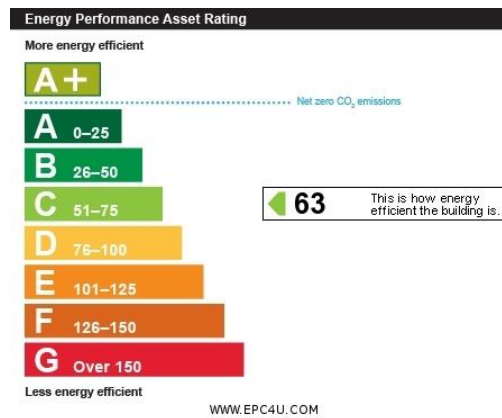
## Directions

From the East Road roundabout and junction of the A3066 and A35 simply follow the road north towards Beaminster. After approximately 2 miles and just after passing Colfax School on the left you come to the Gore Cross roundabout. Take the first right after Haydon Vets and the property is on the right.

## Location

Bridport is a former rope making town with a thriving arts scene and a comprehensive range of shops, public houses and restaurants. The World Heritage Jurassic Coastline lies nearby at West Bay whilst sporting, walking and riding opportunities abound within the area. Dorchester lies just a short distance away by car, providing Bridport with an excellent range of cultural, recreational and shopping facilities. The region is well known for both its publicly and privately funded schooling whilst transport links are good with a mainline station at Dorchester and road links along the A35.

## Energy Performance Certificate



## Viewings

Strictly by appointment through agents:

Symonds and Sampson

30 High West Street

Dorchester

DT1 1UP

Contact Jan Merriott BSc MRICS

Tel: 01305 261008

[jmerriott@symondsandsampson.co.uk](mailto:jmerriott@symondsandsampson.co.uk)

Or

Gerrard Matthews Chartered Surveyors

Tel: 01963 220267

[gerrardmatthews@btinternet.com](mailto:gerrardmatthews@btinternet.com)



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