



PINEAPPLE
ESTATE

LETTING DETAILS

Unit 17aa, bb & dd

	Unit sqft	Passing Rent Per Month	Passing Rent Per Annum	Price Per sq ft
17aa	800	£ 818.50	£ 9,822.00	£ 12.28
17bb	450	£ 460.50	£ 5,526.00	£ 12.28
17dd	900	£ 921.00	£ 11,052.00	£ 12.28

The Space:

Available 1st January 2027.

The top floor of Unit 17 comprises Units 17aa, 17bb and 17dd. At present, all three units are occupied as one workspace. However, the space can be split back into three separate workspaces. Each with a private toilet and kitchenette.

Planned work:

Prior to occupation, the unit will be redecorated throughout including new flooring, repainting and maintenance works to be completed on the orange external staircase.

Contract Type:

A 5 year internal repairing lease.

After the initial 12 months, there is a 6-month notice period to end the lease.

Additional Charges:

Utilities metered

10% service charge

Building Insurance

Service charge is used to build and maintain site-wide services including car parking, external lighting, communal refuse collection, window cleaning & gutter clearing.

Amenities:

Fibre to the building is currently being installed by Wessex Internet.

Lighting is LED and heating via electric convector heaters.

Daytime parking for 2 vehicles per unit.

On-site generator as backup electric supply, in the event of mains powercut.

Access to farm walks & apple orchard for breaks.

Site-wide outside WIFI.

An onsite shop serving lunch & coffee.

The site is serviced with CCTV.

Pineapple Estate:

The unit is situated on Pineapple Estate, a rural and scenic location, only three miles from Bridport. Pineapple Estate offers friendly, proactive, on-site management, along with a strong environmental ethos including generating 30% of the energy used via our solar panels and that bought in is of renewable supply.

To book in for a viewing, please contact Hannah hannah@pineappleestate.co.uk

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BUSINESS PARK | SELF STORAGE | FARM | CAMPSITE | SHOP

www.pineappleestate.co.uk

