

# St Giles Workshops

## Baileys Hill, BN21 5NE

A range of existing and new buildings offering flexible accommodation for workshop/storage and office use, constructed or adapted to suit requirements of in going tenant.



# Baileys Hill Dairy, Wimborne St. Gilles, Wimborne

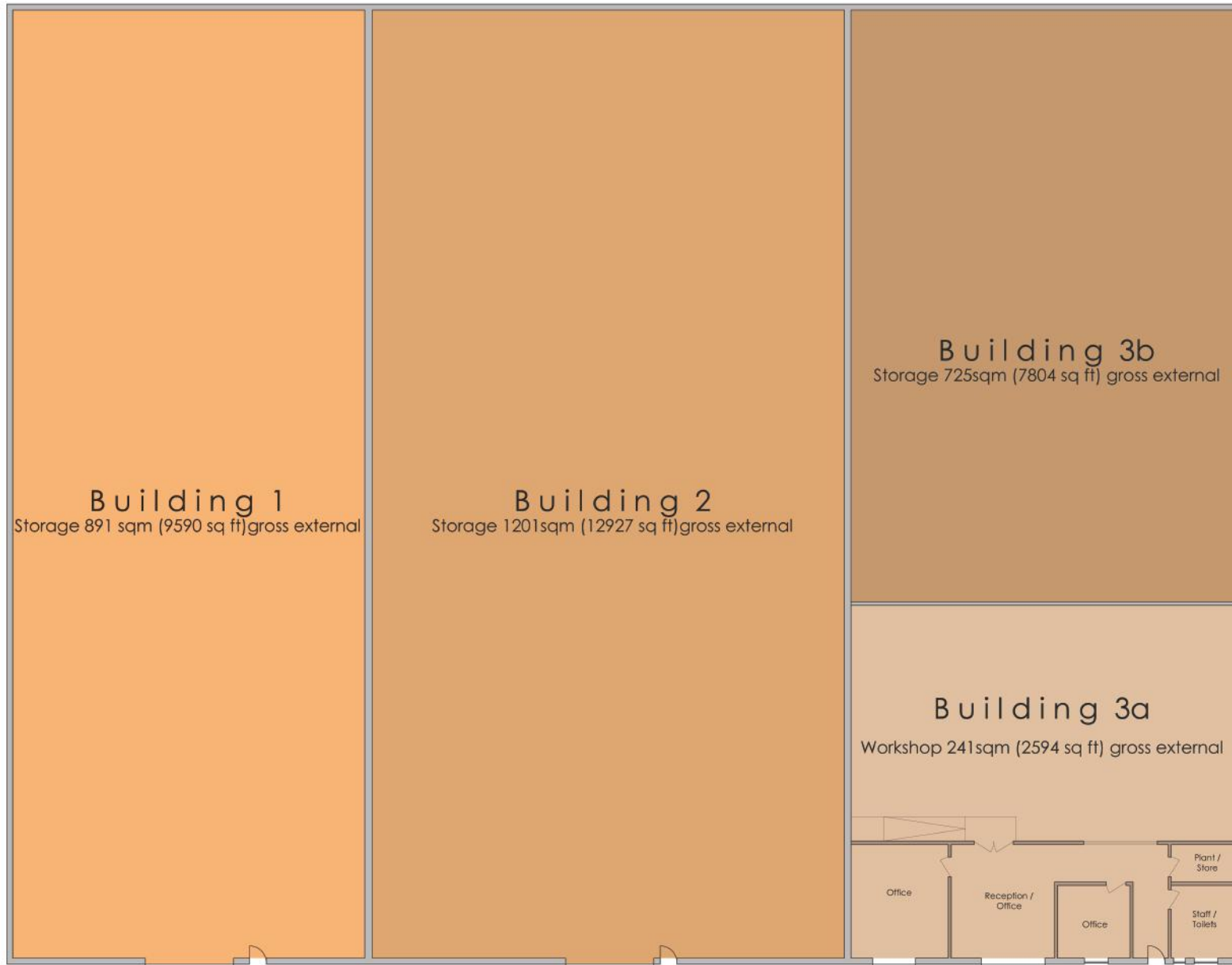




Front Elevation



Side Elevation  
Building 3



Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property.



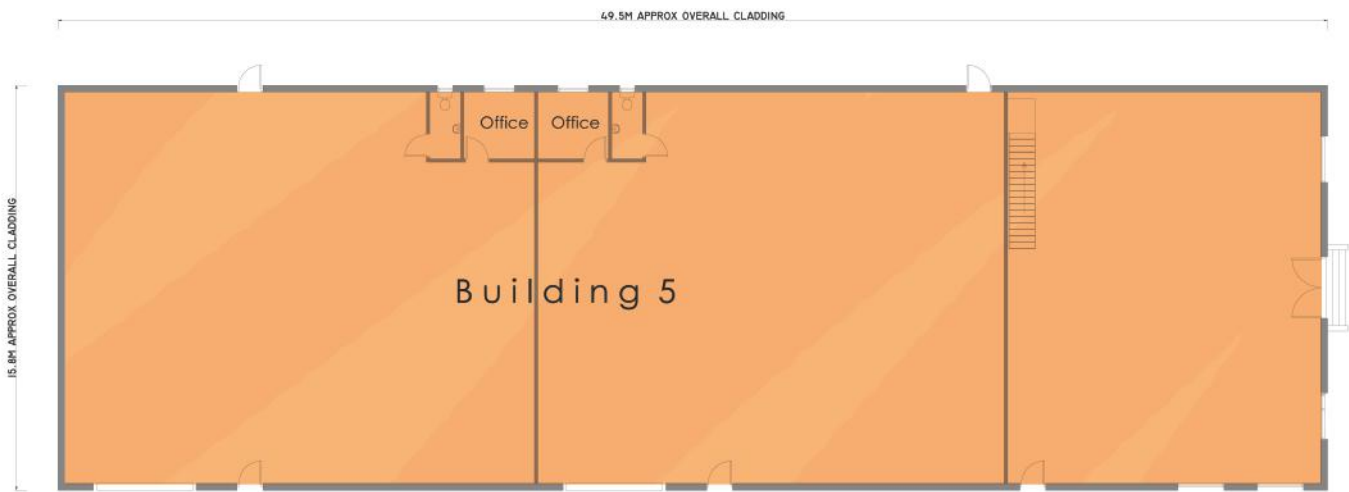
Building 4  
LET to FRD  
(specialist lighting and artisan metalwork  
manufacture)



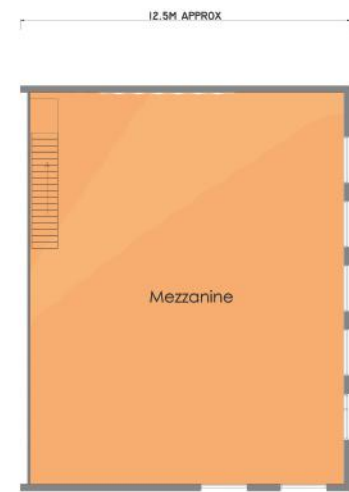
Front Elevation



Side Elevation



**Ground Floor Plan**  
 Workshop 782 sqm (8417 sq ft )gross external  
 (979.5 sq m (10543 sq ft) inc mezzanine)



**First Floor Plan**

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Front Elevation



Side Elevation

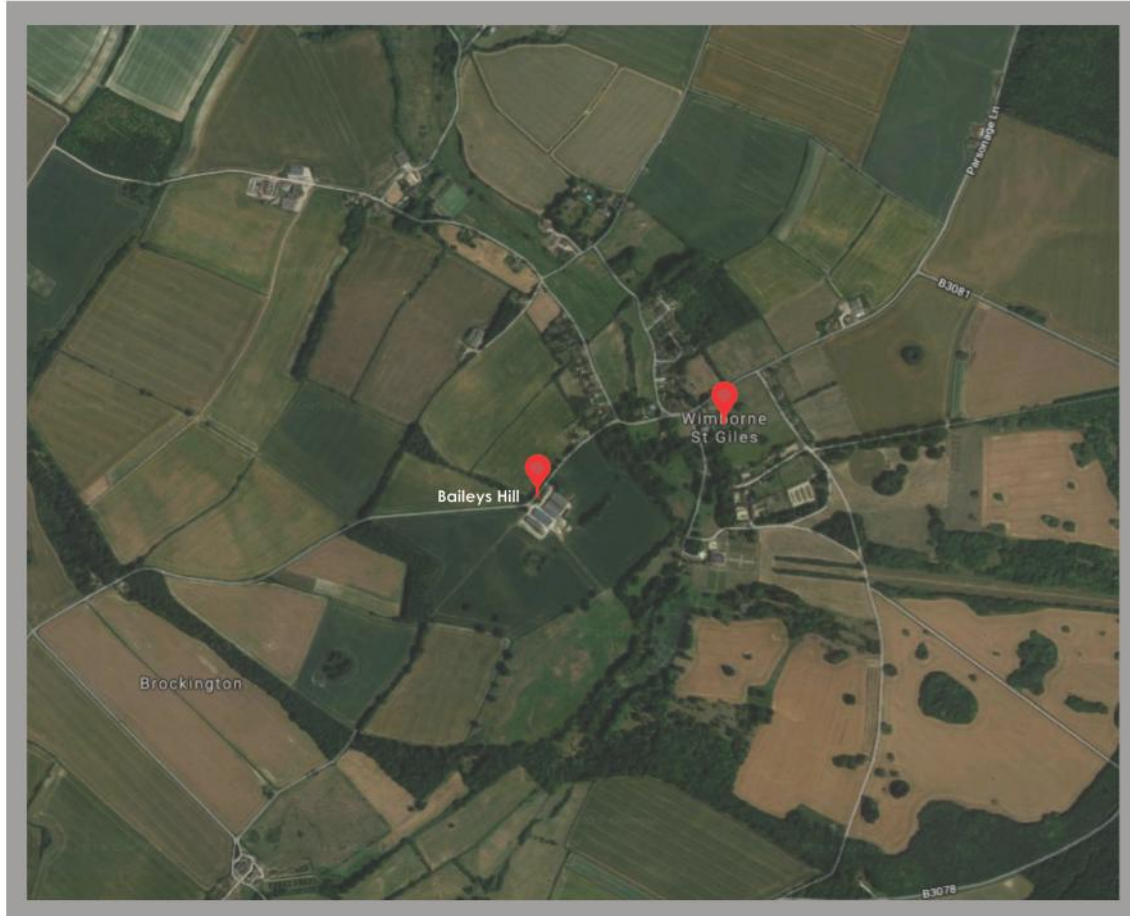


### Ground Floor Plan

B1 Office 219 sqm (2357 sq ft) gross external

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# Baileys Hill, St Gilles, BN21 5NE



## Description/Location

Baileys Hill Workshops are located on the outskirts of Wimborne St Giles a traditional picturesque Estate village within an Area of Outstanding Natural Beauty. The site benefits from ample onsite parking and is located 17 miles from Salisbury, 18 miles from Bournemouth and 16 miles from Poole.

- Flexible terms
- Adaptable range and mix of space available
- 3 phase power supply
- Parking
- Wessex internet high speed broadband available: 50 mbps
- Conference/B&B plus other facilities available through Wimborne St Giles House
- Amenity land

## Rent/Deposit and Service Charge

Rent will be dependent on final specification. Service charge of £100 per month will be payable for drainage and on site maintenance. The deposit is equal to 1 month's rent.

## Contact

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