



LOCK UP UNIT TO LET

NEW LEASE £600 pcm.

 **UNIT 4.11, THE COURTYARD BUSINESS CENTRE,
LYNCH LANE, WEYMOUTH, DT4 9DN**



KEY FEATURES

- Lock Up Unit - Multiple Uses
- No Rent Deposit, 1 Month Rent Upfront
- Total floor area: 244 sq.ft. (22.68 sq.m.)

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SITUATION & DESCRIPTION

The lock-up unit is situated within an established commercial business centre, providing a convenient location for a range of storage, trade and business uses. The property benefits from good access to the surrounding road network and is located amongst a variety of commercial occupiers.

The property comprises a secure lock-up unit providing practical and versatile accommodation suitable for storage, workshop or other commercial uses, subject to the necessary consents. The unit offers a straightforward, low-maintenance space for businesses or individuals requiring additional storage or operational accommodation.

ACCOMMODATION

Depth:	16'17"	(4.93m)
Width:	15'09"	(4.60m)

Use of shared W.C. facilities

Total floor area: 244 sq.ft. (22.68 sq.m.)

EPC RATING -

D

PLANNING

Multiple Uses such as Office / Storage / Garages

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £TBC
Subject to qualification there should be no rates payable.

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TENURE

Available on a flexible licence agreement at £.600 per calendar month + VAT.
No deposit required, rent monthly in advance

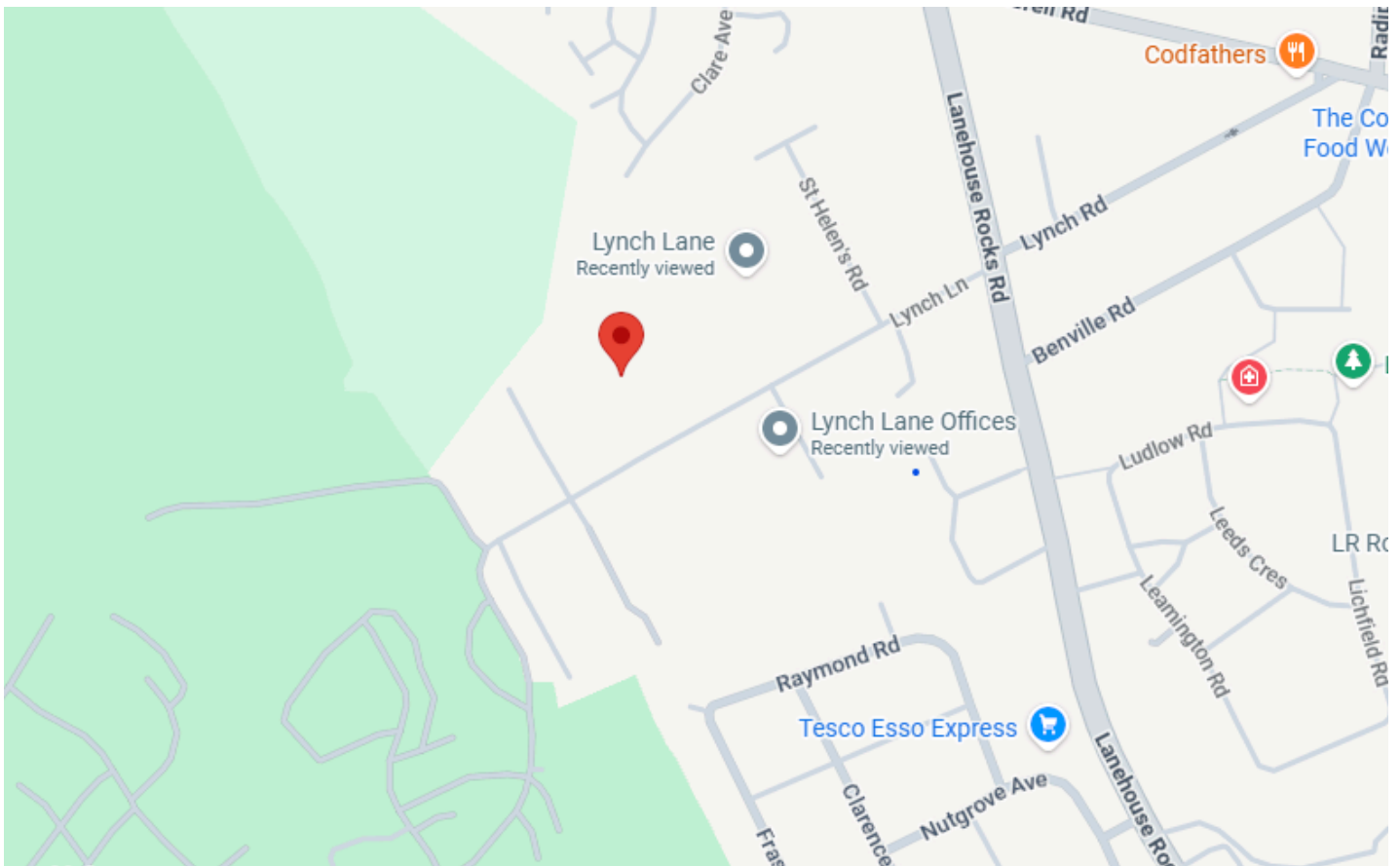
Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £300 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

We are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

A Range of other units including Offices /. Storage / Containers etc are all available on site

MAP LOCATION

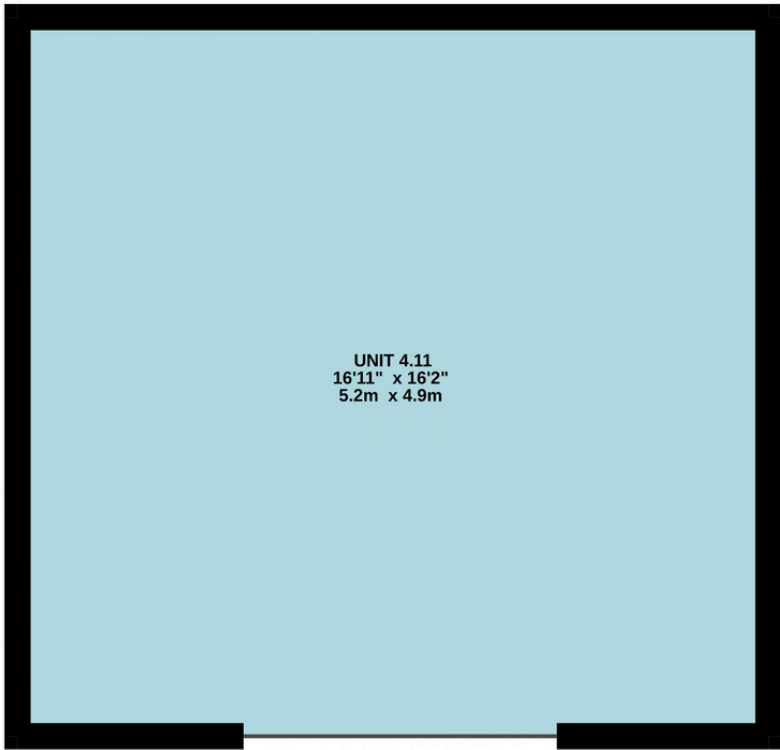
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FLOOR PLAN

GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 273 sq.ft. (25.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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