

Table outlining the Anticipated Specification for New Units in the Study Area

Locations	Use/ Sector	Size Range Sq M (sq ft)	Tenure	Specification	Comment
Beaminster, Maiden Newton, Lyme Regis	Industrial / Warehouse	45 - 90 (500 - 1,000)	Freehold / Leasehold	Very basic, shell finish, inc: <ul style="list-style-type: none"> • steel clad, • concrete floors, • 1x W.C., • tarmac forecourt, • 4-4.5 m eaves, 	Units of this size are generally in demand whether freehold or leasehold. Smaller units are generally easier to market
Crossways, Puddletown	Industrial / Warehouse	70 - 140 (750 - 1,500)	Freehold / Leasehold	Slightly higher specification and finish, inc: <ul style="list-style-type: none"> • concrete floors, • 1xW.C., • tarmac forecourt, • higher eaves (5-5.5 m) 	Units of this size are generally in demand whether freehold or leasehold. Spec slightly higher to reflect superior location
Bridport, Dorchester, Chickerell	Industrial / Warehouse	90 - 230 (1,000 -2,500)	Freehold / Leasehold	Higher specification inc: <ul style="list-style-type: none"> • composite panels on external elevations, • concrete floors, • 1xW.C., • tarmac forecourt, • eaves 5-6 m 	Specification and eaves height increased to reflect superior location
Dorchester, Chickerell	Industrial / Warehouse	90 - 465 (1,000 - 5,000)	Freehold / Leasehold	Similar specification to the above, inc: <ul style="list-style-type: none"> • composite panel, • concrete floors, • tarmac forecourt, • 6 m eaves. • Include some basic open plan FF offices (say 10%) 	Demand for leaseholds reduce as size of unit increases

Dorchester, Puddletown, Sherborne	Offices	70 - 185 (750-2,000)	Freehold	Fairly basic specification inc: <ul style="list-style-type: none"> • Kingspan/brick clad • single buildings divisible into small suites, • one/two storey, • carpeted & suspended ceilings with Cat II lighting, • generous allocated tarmac car parking 	Limited demand for offices outside main town centres.
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Table of Indicative Achievable Rents and Prices for New Units in Study Area

Locations	Use/Sector	Size Range Sq M (sq ft)	Price £	Rental pa (ex)
Beaminster, Maiden Newton Lyme Regis	Industrial / Warehouse	45 - 90 (500 - 1,000)	Ranging from £86 - 1,022 per sq m (£80 - 95 per sq ft) depending on size	Ranging from £53-64 per sq m (£5-£6 per sq ft) depending on size
Crossways, Puddletown	Industrial / Warehouse	70 - 140 (750 - 1,500)	Ranging from £860 - 1,130 per sq m (£80 - 105 per sq ft) depending on size	Ranging from £53-70 per sq m (£5-£6.50 per sq ft) depending on size
Bridport, Dorchester, Chickerell	Industrial / Warehouse	90 - 230 (1,000 - 2,500)	Ranging from £915 - 1,130 per sq m (£85 - £105 per sq ft) depending on size	Ranging from £60-75 per sq m (£5.50-£7 per sq ft) depending on size
Dorchester, Chickerell	Industrial / Warehouse	90 - 465 (1,000 - 5,000)	Ranging from £915 - 1,130 per sq m (£85 - £105 per sq ft) depending on size	Ranging from £64-75 per sq m (£6-£7 per sq ft) depending on size
Dorchester, Puddletown, Sherborne	Offices	70 - 185 (750 - 2,000)	Ranging from £1,400 -1,830 per sq m (£130 - £170 per sq ft) depending on size	Ranging from £108-160 per sq m (£10-£15 per sq ft) depending on size