

## TO LET

### INDUSTRIAL / WAREHOUSE PREMISES

Unit 20  
Sea Vixen Industrial Estate  
Wilverley Road  
Christchurch  
BH23 3RU

1,012 sq ft (94 sq m)  
Approx. gross internal area

**£15,000 plus VAT per annum exclusive**



Reference: 10128/SJT

## LOCATION

The premises are situated in a small development of units known as the Sea Vixen Industrial Estate with access from Wilverley Road close to the junction of the A35 Christchurch By-Pass and the A337 Lymington Road. Christchurch town centre is approximately 2 miles distant.

## DESCRIPTION

The premises comprise an end terrace industrial/warehouse unit on the Sea Vixen Industrial Estate constructed of mainly brick/block elevations with a mono-pitch sloping roof incorporating translucent daylight panels.

Features include: -

- \* Personnel entrance door
- \* Tea point
- \* WC facility
- \* Suspended ceiling with integral lighting throughout with a clearance of 3.3m
- \* Roller shutter loading door measuring 3m wide x 3.5 m high
- \* Concrete floor
- \* Allocated car parking spaces

**Agents Note:** Adjacent property is also available to let, currently connected with double doors in the party wall. The combined area of the two units together is 2,024 sq ft.

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Christchurch), (tel: 01202 093333) in connection with their own proposed use of the property.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the completion of a lease.

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating three yearly upward only open market rent reviews. The new lease will be subject to a simultaneous surrender of the existing lease.

## RENT

**£15,000 + VAT** per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £8,700 (April 2023 - present)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (81)

The full EPC and recommendations report are available on request.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the Estate. We are advised the current budget cost is £1,075.93 plus VAT per annum.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

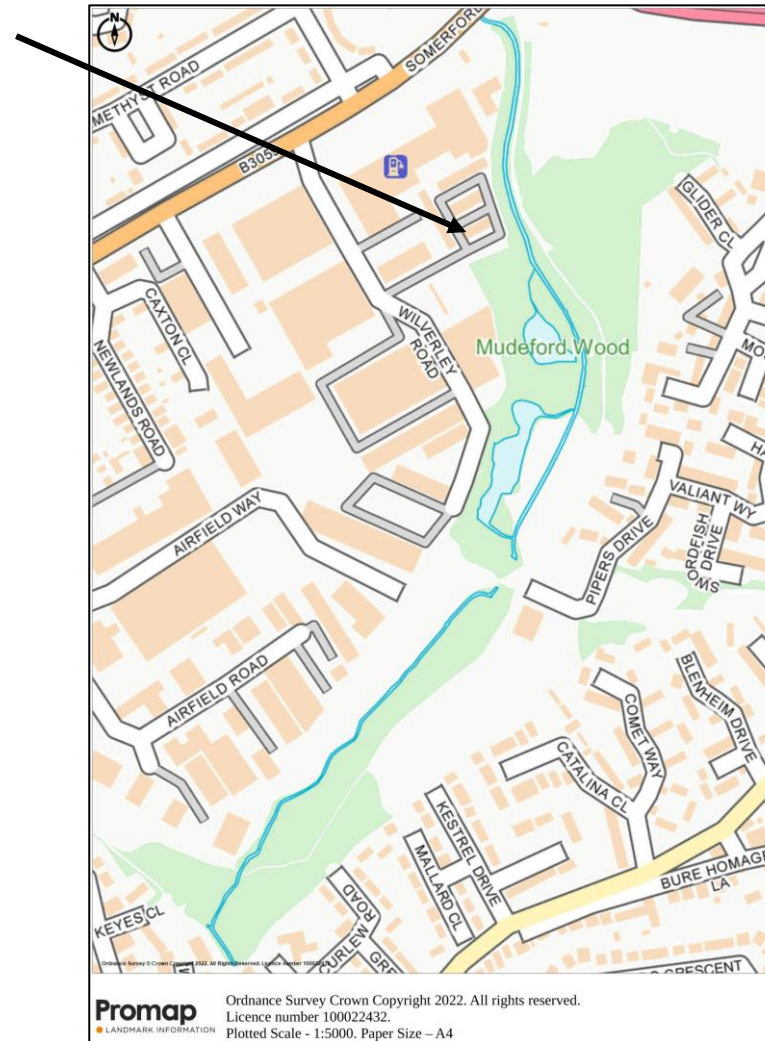


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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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