



10014

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**

**1,012sq ft (94 m<sup>2</sup>)**  
**APPROX GROSS INTERNAL**

**UNIT 21**  
**SEA VIXEN INDUSTRIAL ESTATE**  
**WILVERLEY ROAD**  
**CHRISTCHURCH**  
**BH23 3RU**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS  
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[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)

## **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 Lyminster Road. Christchurch town centre is approximately 2 miles distant.

## **Description**

The premises comprise a mid terrace unit of mainly brick/block elevations with a mono-pitch sloping roof incorporating translucent daylight panels supported by a steel frame. The property will be returned to original shell condition prior to a new letting being completed.

Features include: -

- \* Personnel entrance door
- \* Roller shutter loading door
- \* WC facility
- \* Concrete floor
- \* Car parking



**Rear elevation**

## **Planning**

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of Christchurch Borough Council (tel: 01202 486321) 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.

## **Tenure**

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, incorporating 3 yearly upward only rent reviews.

## **Rent**

**£11,000 per annum** exclusive of rates, VAT, service charge and insurance premiums, payable quarterly in advance by standing order.

We understand VAT is payable on the rent.

## **Legal Costs**

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

## **Rates**

The District Valuer's website provides the following information:-

Rateable Value: £8,000 (1 April 2017)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

## **Service Charge**

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## **Disclaimer**

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

## **Viewing**

Strictly by appointment through the sole agents: -

**Nettleship Sawyer**  
**FAO: Steven Tomkins**  
**e-mail: [stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)**  
**Tel: 01202 556491**

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## IDENTIFICATION

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

## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

**Note:** The landlord will require the building to be re-instated to original shell condition prior to a new letting. We anticipate this will have an E rating to be confirmed once the works have been completed

### Current EPC

