

TO LET

LIGHT INDUSTRIAL WAREHOUSE PREMISES WITH OFFICES

Unit 6
Avon Trading Park
Reid Street
Christchurch BH23 2BT

3,077 sq ft (285 sq m)
approx. gross internal

£23,000 per annum exclusive



Reference: 10037/SJT

LOCATION

The property is situated on the established Avon Trading Park approximately 1 mile north west of Christchurch Town Centre with access from Fairmile Road (B3073) which connects with the A338 dual carriageway linking to the A31/M27.

DESCRIPTION

The premises comprise an end of terrace unit constructed of brick/block lower elevations with profiled cladding to upper elevations and a steel frame supporting a sloping roof incorporating daylight panels. Features include:-

- Ground floor reception lobby
- Personnel entrance door
- First floor office (to be constructed)
- Roller shutter loading door
- WC facilities
- Outside there is a concrete forecourt providing loading and car parking.

* Please note that the premises are to undergo refurbishment works prior to completion of a new letting.

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 495030) 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.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £19,000 (1 April 2017)

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.

ACCOMMODATION

Measured on a gross internal basis.

Ground floor including reception
wcs, factory 2,722 sq ft 252 m²

* First floor office 355 sq ft 33 m²

Total gross internal area 3,077 sq ft 285 m²

* The floor area is approximate (as has yet to be constructed)

TENURE

The property is 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

£23,000 per annum exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings.

LEGAL COSTS

As is customary, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the legal documentation.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (64).

The full EPC and recommendations report are available on request.

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.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins
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