

## TO LET

### INDUSTRIAL WAREHOUSE PREMISES

Unit 7  
Sea Vixen Industrial Estate  
Wilverley Road  
Christchurch  
BH23 3RU

915 sq ft (85 sq m)  
Approx. gross internal

**£12,000 plus VAT per annum exclusive**



Reference: 10101/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
- \* WC facility
- \* Roller shutter loading door
- \* Concrete floor
- \* 3 allocated car parking spaces

## 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 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.

## LEGAL COSTS

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

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.

## 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 rent reviews.

## RENT

**£12,000** per annum exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

We understand VAT is payable on the rent.

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

Rateable Value: £7,100 (1 April 2017 - present)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (90)

The full EPC and recommendations report are available on request.

## 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.

## 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.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

## 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](#)