

TO LET

INDUSTRIAL PREMISES

Unit 1
Hughes Business Centre
Wilverley Road
Christchurch
BH23 3RU

1,620 sq ft (151 sq m)
Approx. gross internal area

£17,500 per annum exclusive

Available
July 2024



Reference: 10184/SJT

LOCATION

The property is located on Hughes Business Centre in Wilverley Road which is situated close to the junction of the Christchurch By Pass (A35), A337 and Somerford Road some 2 miles to the east of Christchurch town centre.

DESCRIPTION

The property comprises an end of terrace unit of part brick/block lower elevations and part profile steel cladding above with a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- ❖ Ground floor reception/office with personnel entrance door
- ❖ First floor office
- ❖ WC with wash hand basin
- ❖ Internal eaves height 5.4m approx
- ❖ Roller shutter loading door measuring 3m wide x 3.5m high on front elevation with sliding door on side elevation into car parking area
- ❖ Teapoint
- ❖ Forecourt loading
- ❖ Car parking area to side 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: £12,750 (1 April 2023 to present)

ACCOMMODATION

Ground floor factory/ warehouse, wc & reception/ office	1,377 ft ²	128 m ²
First floor office	<u>243 ft²</u>	<u>23 m²</u>
Total	1,620 ft²	151 m²

Measured on a gross internal basis

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 upward only open market rent reviews.

RENT

£17,500 per annum exclusive.

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

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.

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 lease.

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.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (121)

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins
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](#)

