NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

INDUSTRIAL WAREHOUSE PREMISES

Unit 16
Sea Vixen Industrial Estate
Wilverley Road
Christchurch
BH23 3RU

875 sq ft (81 m²)
Approx. gross internal area

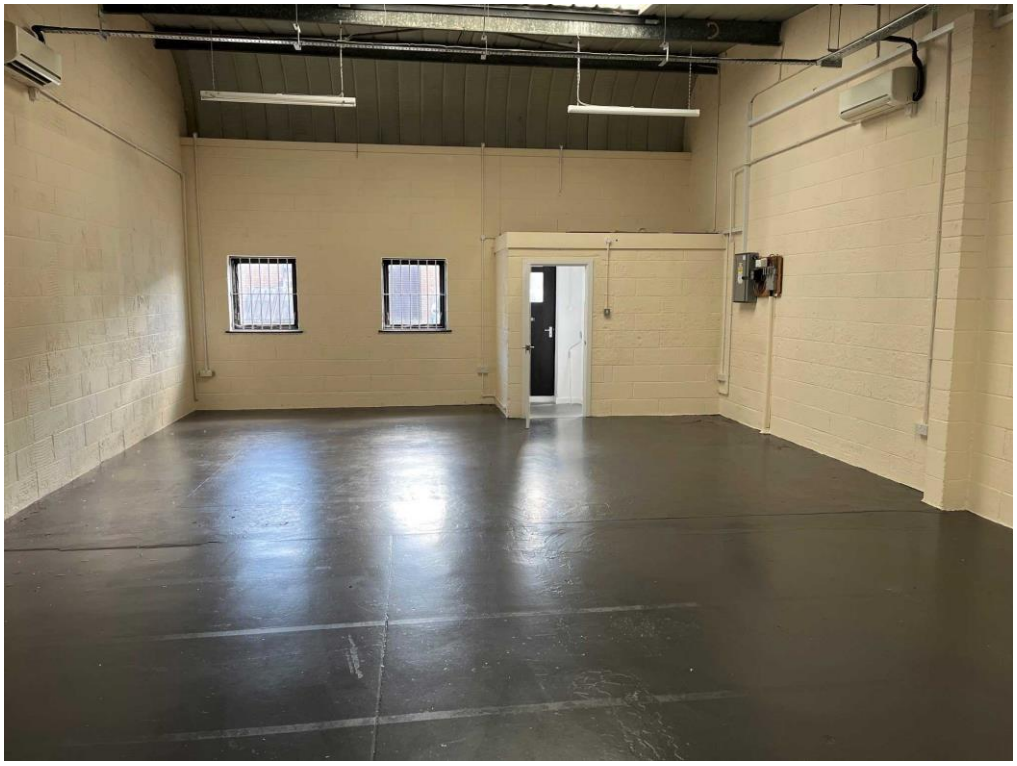
£14,000 plus VAT per annum exclusive



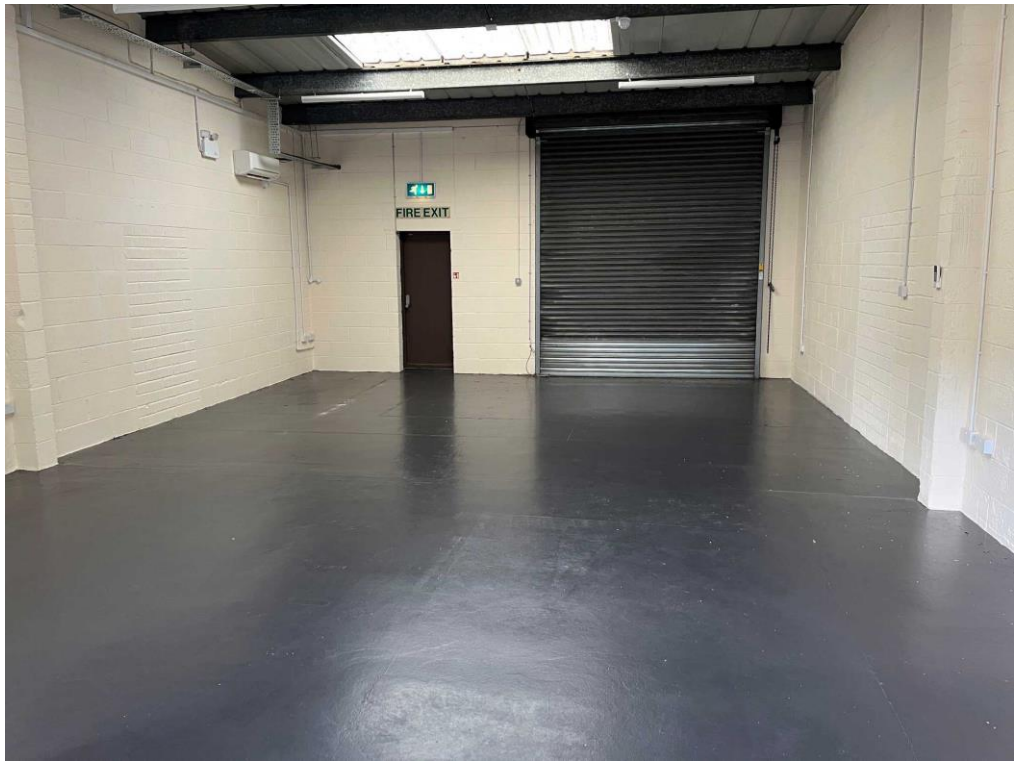


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Unit 16



Unit 16

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, UTILILTIES 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.

Reference: SJT/10325

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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 a mid terrace industrial / warehouse unit constructed of mainly brick / block elevations with mono-pitch sloping roof incorporating translucent daylight panels with windows in the front elevation.

Features include: -

* Personnel door with security shutter
* Internal eaves approx. 3.75m
* WC facility
* Roller shutter loading door measuring 3m wide x 3.3m high
* Concrete floor
* 3 car parking spaces

ACCOMMODATION

Unit 16	875 sq ft	81 m²

Measured on a gross internal basis.

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

Rateable Value: To be assessed

TENURE

The unit is 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

£14,000 plus VAT per annum exclusive.

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

ENERGY PERFORMANCE CERTIFICATE

Unit 16 Assessment Band B (35)

The EPC and recommendations report are available on request.

SERVICE CHARGE

The premises are subject to an Estate service charge in respect of the upkeep, management and maintenance of common parts of Sea Vixen Industrial Estate. We would therefore urge all applicants to make further enquiries as to the current service charge outgoings.

SERVICES

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

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 022479) in connection with their own proposed use of the property.

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 joint sole agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

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.

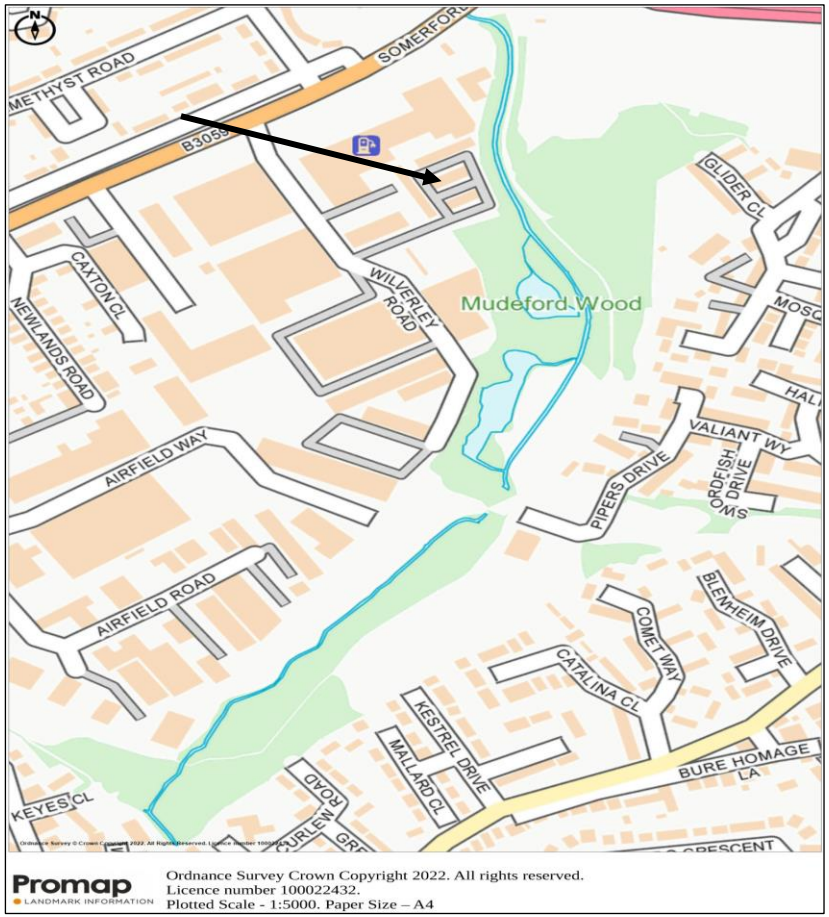
The Code can be viewed **HERE**

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