NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

Unit 10
Hughes Business Centre
Wilverley Road
Christchurch
BH23 3RU

1,364 sq ft (127 sq m)
Plus storage mezzanine 931 sq ft (86 sq m)*
Approx. gross internal area

Rent: £15,500 per annum exclusive



01202 556491
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Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is located within a small modern development of industrial/warehouse units on the established Wilverley Road Industrial Area. Wilverley Road connects with Somerford Road close to the junction with the A35 Christchurch By Pass and the A337 Lymington Road, Christchurch town centre is approximately 2 miles away.

DESCRIPTION

The premises comprise a mid terrace unit constructed of brick/block lower elevations with steel cladding to upper elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- Personnel entrance door
- Ground floor office / reception
- WC
- Teapoint
- Roller shutter loading door measuring approx. 3m wide x 3.5m high
- Internal eaves height approx. 5.4m
- Timber boarded storage mezzanine floor*
- Allocated on site car parking

*As installed by a previous occupier, we have no confirmation that this has any relevant statutory consents

ACCOMMODATION

Ground floor factory, office, WC	1,364 sq ft	(127 m²)
Mezzanine floor*	931 sq ft	(86 m²)

Measured on a gross internal basis.

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 486321 in connection with their own proposed use of the property

TENURE

The property 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

£15,500 per annum exclusive.

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

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.

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

Rateable value: £13,750 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (100)

The full EPC and recommendations report are available on request.

LEGAL EXPENSES

Each party is to be responsible for their own legal costs incurred in this transaction.

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.

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.

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**

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steven Tomkins
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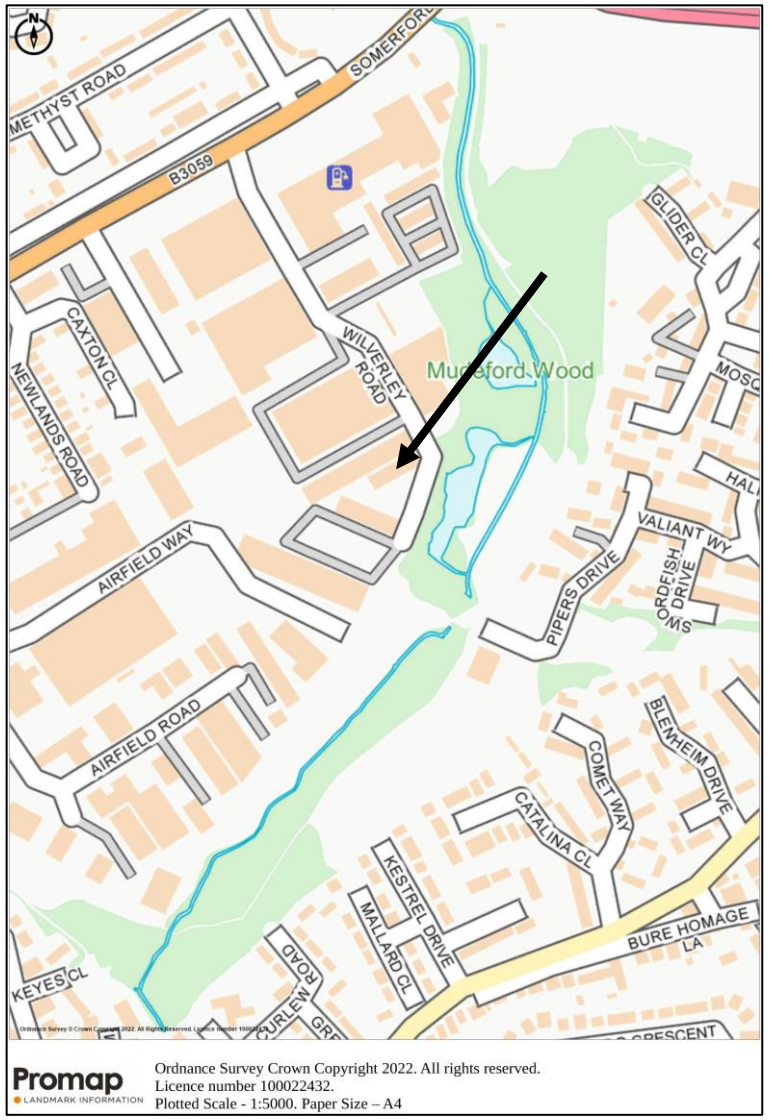
01202 550246



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