

TO LET

INDUSTRIAL PREMISES

Unit 10
7 Airfield Road
Christchurch
Dorset
BH23 3TQ

1,140 sq ft (106 sq m)
Approx. gross internal area

£10,950 + VAT per annum exclusive



Reference: 1963.10/SJT

LOCATION

The development is situated at the end of Airfield Road and comprises a number of small factory units. Access to Airfield Road is from Airfield Way which connects through to Somerford Road which provides access to the A35 Christchurch bypass and the A337 Lymington Road. Christchurch town centre is approximately 1.5 miles away.

DESCRIPTION

The premises comprise a mid-terrace industrial unit constructed of brick/block lower elevations with profile cladding above and a steel frame supporting a pitched roof incorporating translucent daylighting panels.

Features of the property include:-

- ❖ Personnel entrance door
- ❖ Roller shutter loading door approx 3m wide x 4m high
- ❖ Internal eaves height approx 4.6m
- ❖ WC facility
- ❖ Mezzanine office extending to 152 sq ft approx (we have no confirmation that this area has any appropriate statutory consents)
- ❖ Forecourt parking and loading

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 premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating three yearly upward only open market rent reviews.

Please note a new letting will be subject to a simultaneous surrender of the existing lease.

RENT

£10,950 plus VAT per annum exclusive.

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

SERVICES

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

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.

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

Rateable Value: £9,200 (1 April 2023 to present)

100% small business rate relief may currently be available, subject to conditions.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts. The apportioned service charge currently applicable to Unit 10 is budgeted at £1,942 plus VAT per annum payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (119)

The full EPC and recommendations report are available on request.

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.

Reference: 1963.10/SJT

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:-

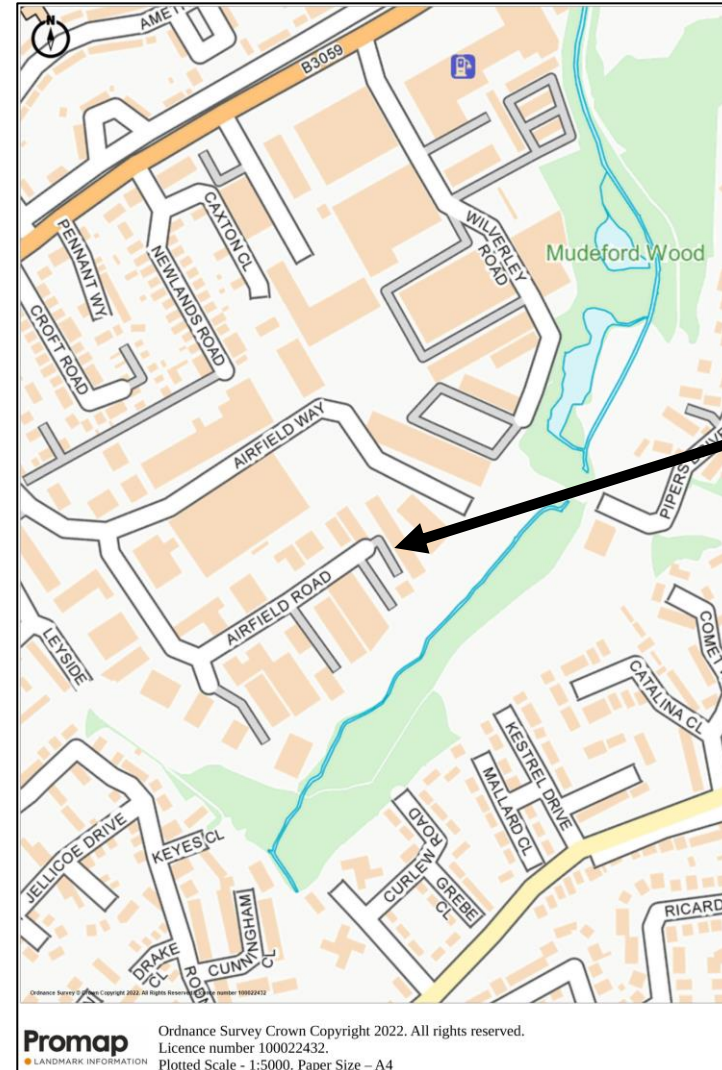


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CODE FOR LEASING BUSINESS PREMISES

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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