

# FOR SALE OR TO LET

## INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES

Unit 6  
Somerford Business Park  
Wilverley Road  
Christchurch BH23 3RU

3,932 sq ft (365 sq m)  
Approx gross internal area

**Price: £525,000 + VAT**

**Rent: £32,950 + VAT per annum exclusive**





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: 10193/SJT

## LOCATION

The property is situated on Somerford Business Park which forms part of the well established Wilverley Road industrial area in Christchurch. The development is conveniently located close to the junction of Wilverley Road and Somerford Road. Somerford Road leads directly to the main A35 Christchurch bypass dual carriageway and the A337 Lymington Road. Christchurch town centre is approximately 2 miles distant,

## DESCRIPTION

The premises comprise a mid terrace industrial/warehouse unit of part brick/block and part profiled metal clad elevations. There is a steel portal frame supporting a pitched roof incorporating daylight panels.

Features include: -

- \* Personnel entrance door
- \* Ground floor reception / office
- \* WC facilities
- \* Teapoint
- \* First floor provides two partitioned offices and open plan office area with suspended ceilings, integral lighting, carpets and heating / cooling cassettes
- \* Roller shutter loading door
- \* Internal eaves height 4.65m rising to 8.3m at the ridge
- \* Timber decked mezzanine floor extending to approx 384 sq ft ( 36 sq m) (no staircase)
- \* Externally there is parking and loading on the front forecourt

## 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 093333 in connection with their own proposed use of the property.

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## ACCOMMODATION

### Ground floor

Factory/warehouse including reception/office, WCs, teapoint 3,270 sq ft 304 sq m

### First floor

Offices 662 sq ft 61 sq m

**Total 3,932 sq ft 365 sq m**

Boarded mezzanine floor 384 sq ft 36 sq m

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.

## TENURE

### Leasehold

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

### Rent

**£32,950 + VAT per annum exclusive**

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

### For Sale

The property is for sale with vacant possession.

### Price

**£525,000 + VAT.**

## 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 in respect of a letting. In the event of a sale each party is to bear their own legal costs incurred in the transaction.

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

Rateable Value: £32,250 (1 April 2023)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (125)

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:-

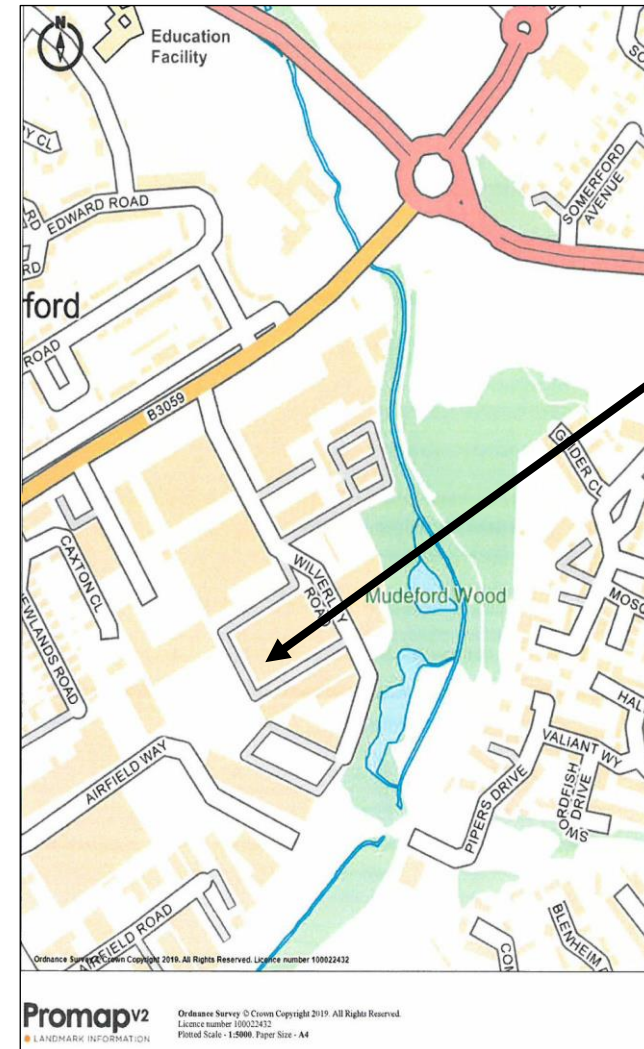


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## CODE FOR LEASING BUSINESS PREMISES

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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