

RW

68,000 SQ FT

(6,317 SQ M)

*INCLUDING LINK BUILDING

Radar Way

UNIT D1 | RADAR WAY | CHRISTCHURCH BH23 4FL

Modern Industrial Warehouse Unit

With Two Storey Offices

TO LET

TO BE REFURBISHED

Description

The property comprises a modern industrial/warehouse unit built as headquarter premises for Kondor Limited in 2012 to a high specification.

The unit is of steel portal frame construction with block and profile clad elevations. The main warehouse has a minimum eaves of 10m and is accessed via 2 level loading doors or 1 dock level loading door.

Internally grade A office accommodation is provided at first and second floor and is accessed via a lift from a reception area that is accessed via a separate personnel door.



Accommodation

Gross Internal Areas	Sq ft	Sq m
Ground Floor Warehouse & Ancillary	46,843	4,352
Canopy	1,969	183
First Floor Offices & Ancillary	6,414	596
Second Floor Offices & Ancillary	6,770	629
Mezzanine	4,250	395
Link Building	2,081	193
Total	68,000	6,317



Steel profile cladding



One level loading bay



Two dock level loading doors



LED lighting



63 Parking Spaces



Grade A Offices



10m eaves in main warehouse



Reception area



140 kva electrical supply

Location

The subject property is situated on the former BAE Systems site on Grange Road, an active business location that is approximately 2 miles from the town centre. The unit is positioned off Radar Way, accessed via The Runway which connects to the A337. Priory Industrial Park is located adjacent the scheme and is recognised as a commercial and industrial hub.



Destination By Car

	Distance	Time
A31	11.1 miles	22 minutes
Bournemouth	7.9 miles	16 minutes
Poole	13.6 miles	28 minutes
M27	18.5 miles	28 minutes
Southampton	22.4 miles	35 minutes



Destination Ports

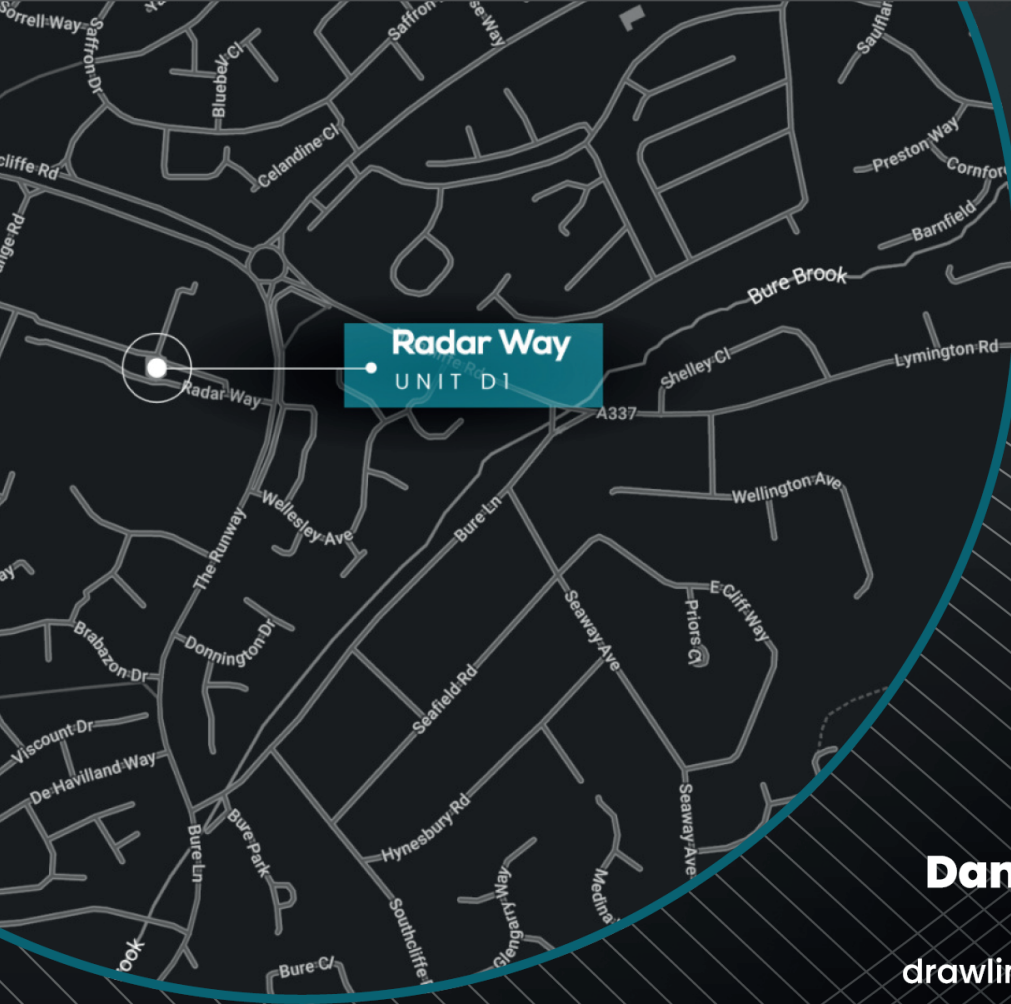
	Distance	Time
Poole	14.2 miles	30 minutes
Southampton	22.6 miles	35 minutes
Portsmouth	46.1 miles	50 minutes
Bristol	79.9 miles	2 hours



Destination Airports

	Distance	Time
Bournemouth	6.3 miles	12 minutes
Southampton	28 miles	35 minutes
London Heathrow	83.8 miles	85 minutes
London Gatwick	110 miles	2 hours
Bristol	84.3 miles	2 hours





RW

Radar Way

VIEWING & FURTHER INFORMATION

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TERMS The property is available at an annual rent of £ 610,000 on a new full repairing and insuring lease, for a term to be agreed, including periodic rent reviews.

VAT All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES For business rating information please visit the Valuation Office www.voa.gov.uk.

LEGAL COST Each party to be responsible for their own legal costs incurred in any transaction.

EPC D (89)

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