



UNIT 1
AIRFIELD WAY
CHRISTCHURCH
BH23 3PE

 **Vail
Williams**

**Lambert
Smith
Hampton**

TO LET
3,970 SQ FT (369 SQ M)

**END TERRACE
INDUSTRIAL/
WAREHOUSE UNIT**

**RECENTLY
REFURBISHED**

DESCRIPTION

Unit 1 comprises an end terrace industrial/warehouse/trade counter premises with approx. 5.1m internal eaves height, which has recently undergone an extensive refurbishment to include the following:

- New steel clad insulated roof with 35 year warranty
- New external steel cladding
- New roller shutter loading door
- New personnel doors
- New LED lighting in warehouse
- New glazing to front elevation
- Refurbished office/trade counter area with new carpets, electric heater, suspended ceiling and LED lighting

Externally, there is a concrete forecourt providing allocated car parking in addition to an approx. 4,000 sq ft car parking/yard area to the side of the premises with the potential to create a secure, gated yard.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	3,970	369



 TO LET 3,970 SQ FT





SOMERFORD ROAD

ALLTRISTA

McDONALDS

BRANDON TOOL HIRE

WICKES

CITROËN

JOLLYES

BENCHMARKX

GAP

AIRFIELD ROAD

HOWDENS

THE WINDOW STORE

ELLIOTTS

KWIK FIT

POOLE LIGHTING

SAFE STORAGE

JIMMY'S ICED COFFEE

SUBJECT PROPERTY

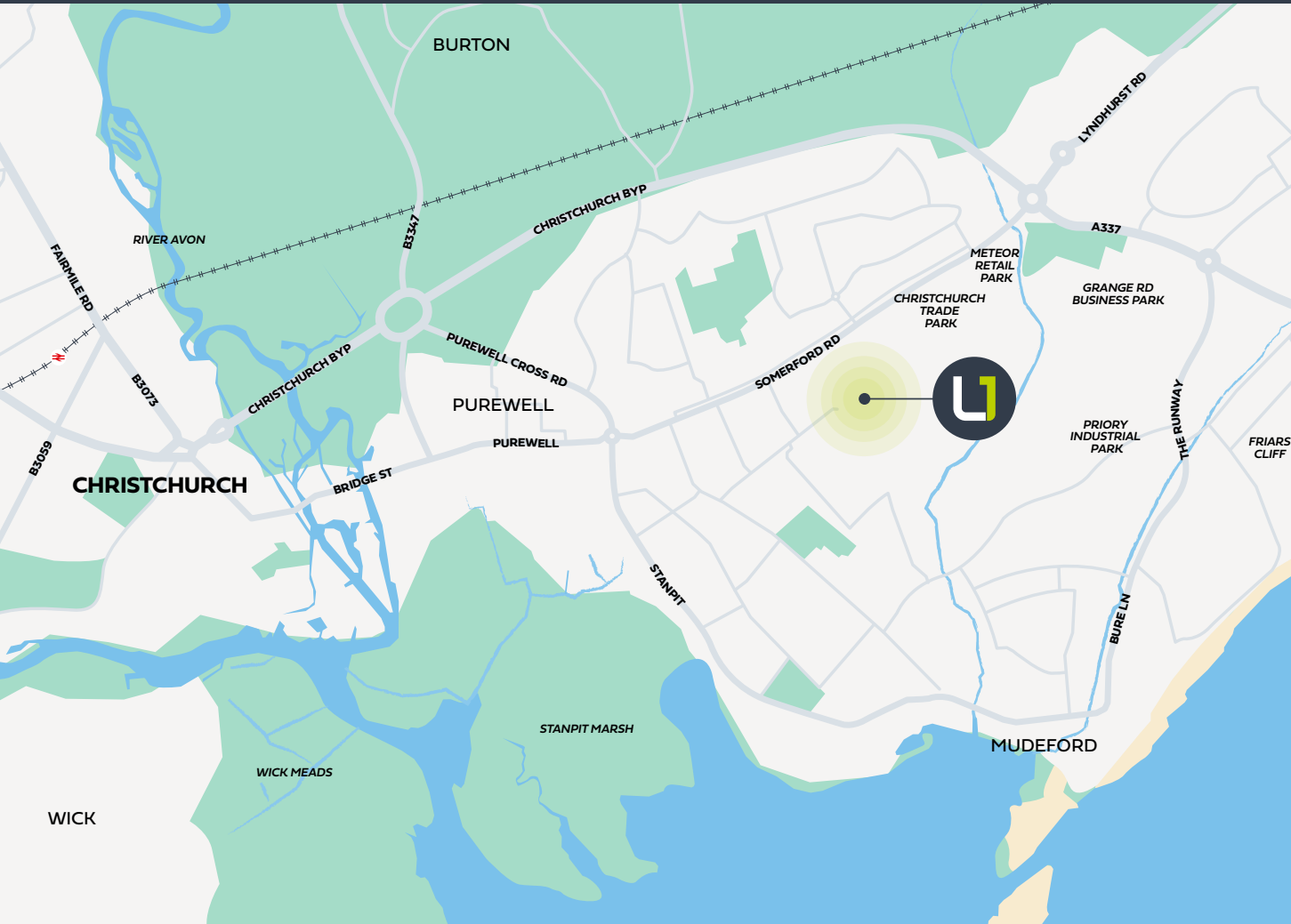
EURO CAR PARTS

EUROCELL

WILLIAMS

LOCATION

The premises forms part of a development of 10 units at the end of Airfield Way, which is accessed from B3059 Somerford Road. The A35 is approximately 1 mile distant, providing road communications throughout south-east Dorset via the A338/ A31 which ultimately connects with the M27 motorway network.



VAT

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

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new full repairing and insuring lease. £49,625 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

EPC

B-50.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

Luke Mort
LMort@lsh.co.uk
07591 384 236

Dan Rawlings
DRawlings@lsh.co.uk
07702 809 192

Bryony Thompson
bthompson@vailwilliams.com
07741145629

Ben Duly
bduly@vailwilliams.com
07771542132

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**Lambert
Smith
Hampton**

 **Vail
Williams**