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CHRISTCHURCH TRADE PARK

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY



HAMDON GATE
developments

UNIT 3 CHRISTCHURCH TRADE PARK – 2,595 SQ FT



CHRISTCHURCH TRADE PARK

Unit 3 Christchurch Trade Park is AVAILABLE NOW and offers an exciting opportunity to sit amongst a bustling trade park with national occupiers and alongside two drive thru pods.

The unit is prominently positioned opposite Meteor Retail Park with visibility onto Somerford Road (main arterial route with 35,000 vehicle movements daily) and by way of totem board.

Constructed in 2022, the property comprises a mid terrace warehouse/industrial/trade counter unit with WC to the rear, capped waste supply and electric to the front.

THE PROPERTY BENEFITS FROM THE FOLLOWING BRIEF SPECIFICATION:

- Clear internal 6.5m min eaves height
- Electric loading door
- B1/B2/B8 planning consent to cover industrial and warehouse users
- 4 parking spaces
- Double EV charging bays
- BT fibre installed
- 45 KVA power supply
- EPC A Rating

SURROUNDING OCCUPIERS

- 1 Eurocell
- 2 Screwfix
- 3 Travis Perkins
- 4 Purewell Electrical
- 5 Wickes
- 6 Penton Citroën
- 7 Benchmarx
- 8 Howdens
- 9 Elliotts
- 10 Kwik Fit
- 11 Euro Car Parts
- 12 Williams Trade Supplies

METEOR SHOPPING PARK

- 1 Matalan
- 2 Poundland
- 3 Sports Direct
- 4 TK Maxx
- 5 ALDI
- 6 Easy Bathroom

CHRISTCHURCH TRADE PARK



UNIT 4
LET TO
Bluewater
SWIMMING POOLS

UNITS
1&2
LET TO
Kwik Fit

**UNIT 3 – 2,595 SQ FT
AVAILABLE TO LET**

UNITS
5&6
LET TO
Jollyes
The Pet People

UNIT 7
LET TO
**THE WINDOW
STORE**

UNIT 8
LET TO
**STONE ZONE &
LANDSCAPING SUPPLIES**

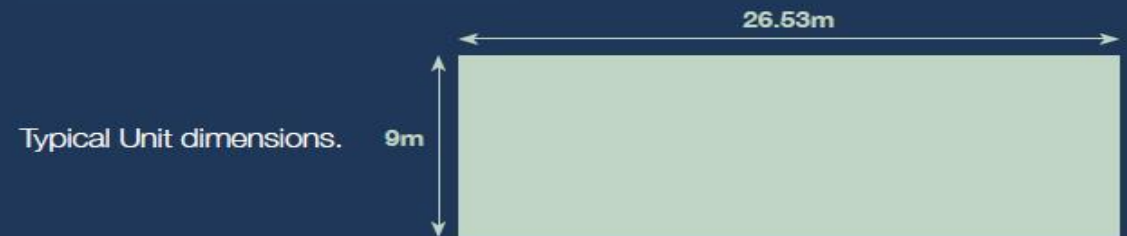
UNIT 9
LET TO
Brewers
DECORATOR CENTRES



UNIT SCHEDULE

Unit	Size (sq ft)	Parking	Accessible Parking	EV Charging Units	Quoting Rent £'***
1 & 2	LET TO KWIK FIT				
3	2,595	4	-	Double	£36,400 pax
4	LET TO BLUEWATER SWIMMING POOLS				
5	LET TO JOLLEYS				
6	LET TO JOLLEYS				
7	LET TO THE WINDOW STORE				
8	LET TO STONE ZONE & LANDSCAPING SUPPLIES				
9	LET TO BREWERS DECORATING CENTRES				

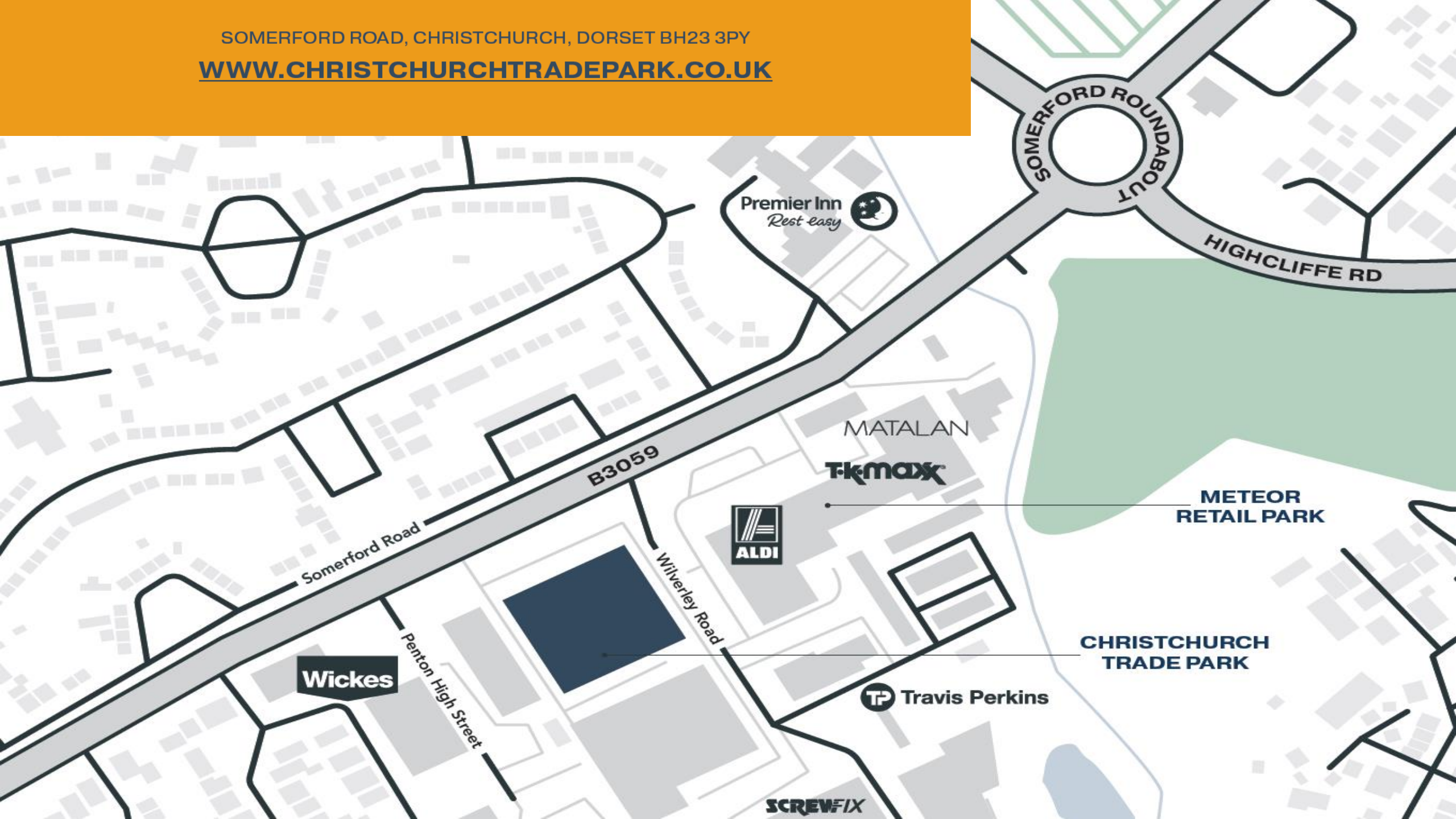
***Excluding VAT, Rates, Service Charge and all other outgoings.



**Mezzanine can be built as per site plans if requested

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WWW.CHRISTCHURCHTRADEPARK.CO.UK



CHRISTCHURCH

TRADE PARK

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY

Terms – To let on new leases. • Rent – See unit schedule
Rates – To be assessed • Service Charge – Details to be provided
Legal Costs – Each party to responsible for their own legal fees incurred in the transaction.

FOR FURTHER INFORMATION, CONTACT



HAMDON GATE
developments

Matthew Small
023 8023 3131
msmall@hamdongate.co.uk
www.hamdongate.co.uk



023 8202 3999

realest.uk.com

Adrian Whitfield
07901 558730
adrian.whitfield@realest.uk.com



023 8033 0041
www.lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

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