



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 21a-b SAXON SQUARE, CHRISTCHURCH, DORSET, BH23 1QA



**SHOWROOM, PRIME, RETAIL, STORAGE,
COMMERCIAL, OFFICE IN AFFLUENT TOURIST TOWN**

TO LET OR FOR SALE

2,500—30,000 SQ FT AVAILABLE

Rent/Price on application

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

A highly prominent showroom or roadside property fronting the busy A35 which leads to The New Forest, Southampton and connects to the coast and the Bournemouth and Poole conurbation of 350,000 residents.

There is access from the road and service yard. The site also adjoins the towns main car park. The property also has a large frontage to the prime pitch shopping centre .



Saxon Square is the main retail and leisure area for Christchurch and is complemented by the High Street upon which it fronts. Retailers include Waitrose, Marks and Spencer, WHSmith, Boots, Robert Dyas, Anytime Fitness Gym and Travelodge ETC

ACCOMMODATION

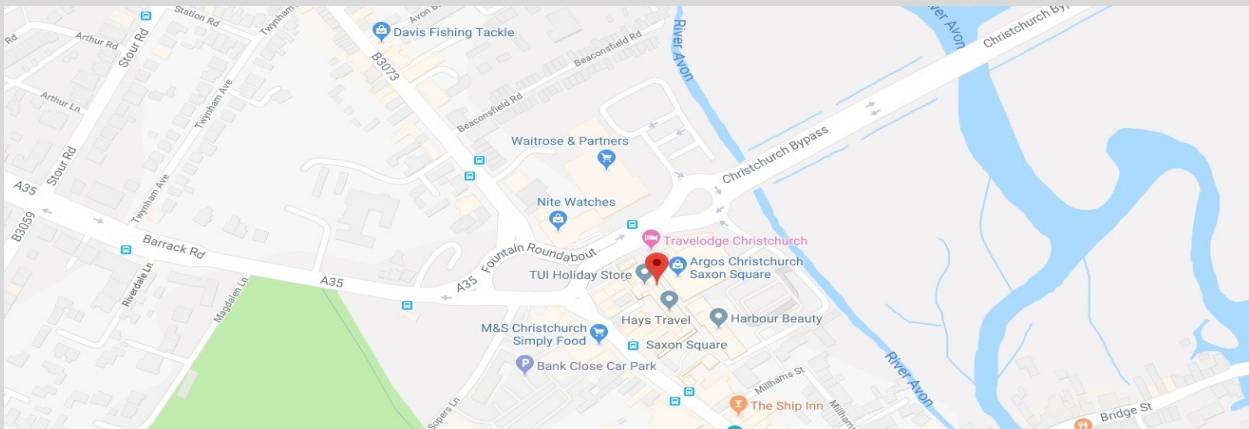
The property benefits from a loading bay, goods lift and conveyor belt. **The property may be taken as a whole or in parts. Units from 1500 sq ft area available. Total gross approximate internal areas:**

Ground Floor : 2000 sq m. (21 520 sq ft) First Floor : 930 sq m (10,000 sq ft)

A further 10,000 sq ft may be available if required.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.



MONEY LAUNDERING REGULATIONS Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed. The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property. Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY