



Dorset Smokery

Hurn Court Farm, Hurn, Christchurch BH23 6AX

18,200 sq ft - range of Offices, Workshop, Warehousing and outside storage space

A range of barn conversions offering office, storage and warehousing space with further storage outside and ample private parking. To let as a whole or in part.

Available Immediately

Whole £3250 + VAT per calendar month

Lot 1 £1500 + VAT per calendar month

Lot 2 £1950 + VAT per calendar month

t. 01747 356099

w. fowlerfortescue.co.uk



Dorset Smokery
Hurn Court Farm
Christchurch
Dorset
BH23 6AX

Location

The accommodation is well located near the village of Hurn with excellent access to the A338 Bournemouth spur road and the A31 leading to the M3 at Southampton and the South West. 6 miles to the centre of Bournemouth and 7 miles to Ringwood. Salisbury is 26 miles to the North.

Description

The accommodation comprises of outside storage space, storage/warehousing, storage/workshop, offices and private parking. Total area 18,200 sq ft.

Three phase electric and mains water with private drainage.

Available to let as a whole or in part:

Lot 1

Outside Storage 10,000 sq ft (30m x 30m)
Storage/Warehousing 3,200 sq ft (30m x 10m)

Lot 2

Storage/Workshop 1,000 sq ft (16m x 6m)
Parking/Outside Storage 1,600 sq ft (15m x 10m)
Offices 1,200 sq ft (15m x 8m)
Workshop/Storage 1,200 sq ft (15m x 8m)

Charges

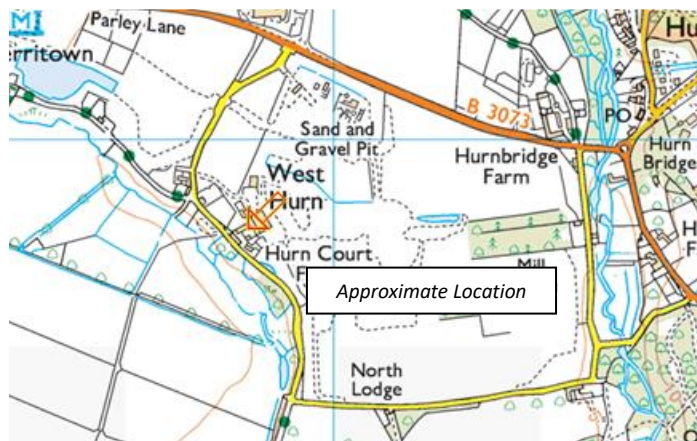
The rent is £3250 + VAT for the whole, inclusive of external maintenance and exclusive of business rates and utility bills.

Terms & Administration

A fee of £500 plus VAT (£600) is charged for taking up references and drawing up the tenancy documentation. A deposit of two month's rent is required.

Available on 12 month – 6 year lease with flexible terms.

Location



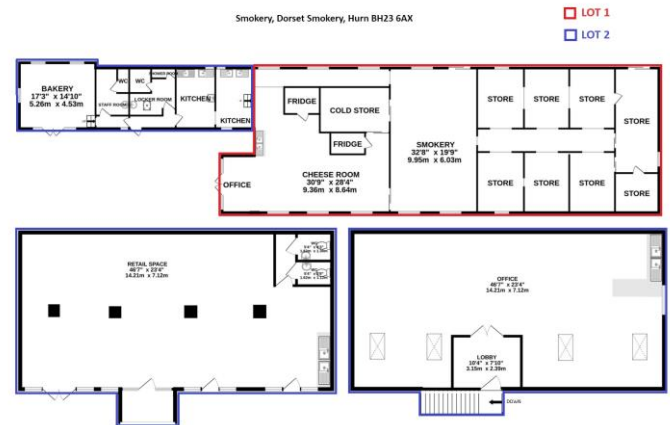
Availability

The premises are available to let immediately.

Photos



Floorplan



Viewings

Strictly by appointment only through Fowler Fortescue telephone 01747 356 096.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonhill Bishop, Salisbury, Wiltshire SP3 5SH

