



# Unit 12 Somerford Business Park

5 WILVERLEY ROAD, CHRISTCHURCH, BH23 3RU



**FOR SALE**

**Industrial Unit/Warehouse**  
**Established Industrial/Trade Area**  
**3,300 ft<sup>2</sup> (306.56 m<sup>2</sup>)**

## Description

The premises comprise an end of terrace unit constructed of brick and profile clad elevations and a steel portal frame with inner blockwork under a pitched roof.

## Specification

- Ridge height 8.3m
- Electric roller shutter door and trade counter entrance (3m wide x 4.46m high)
- Roller shutter door (2m wide x 3m high)
- LED lighting
- Rooflights
- 3 phase electricity
- Mains gas supply
- Fibre connectivity
- Showroom plus storage
- Kitchen
- WCs
- 5-6 car parking spaces
- EPC Rating – B50



Image taken in 2022

Floor Area	Sq Ft	Sq M
Ground Floor	3,300	306.56
<b>TOTAL (GIA)</b>	<b>3,300</b>	<b>306.56</b>





Image taken in 2022

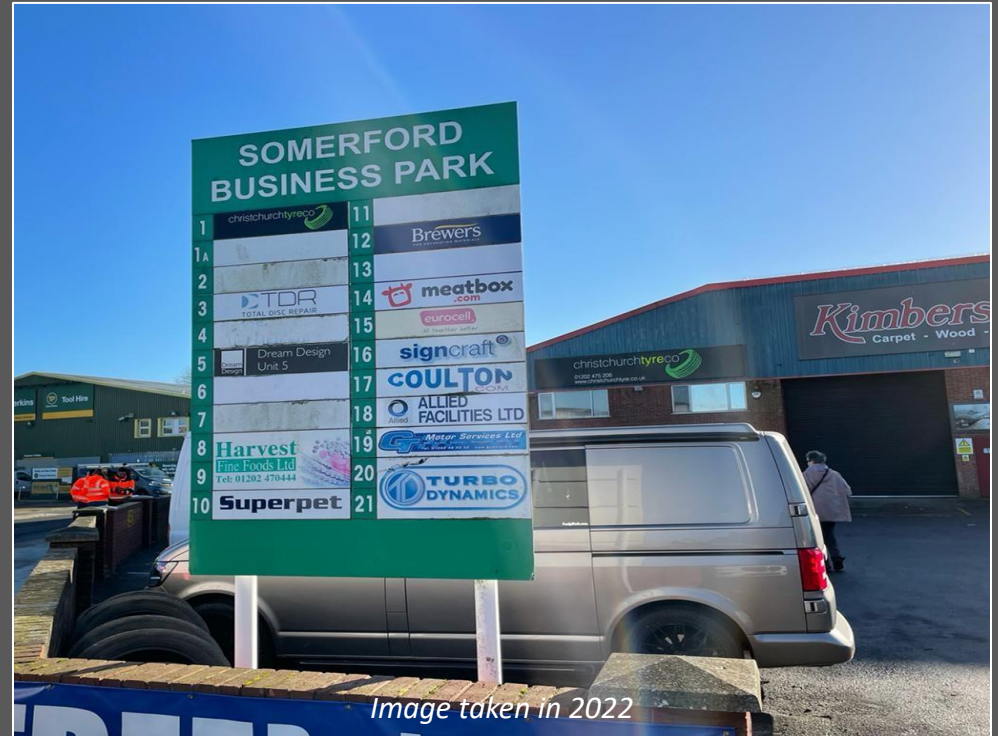


Image taken in 2022



## Location

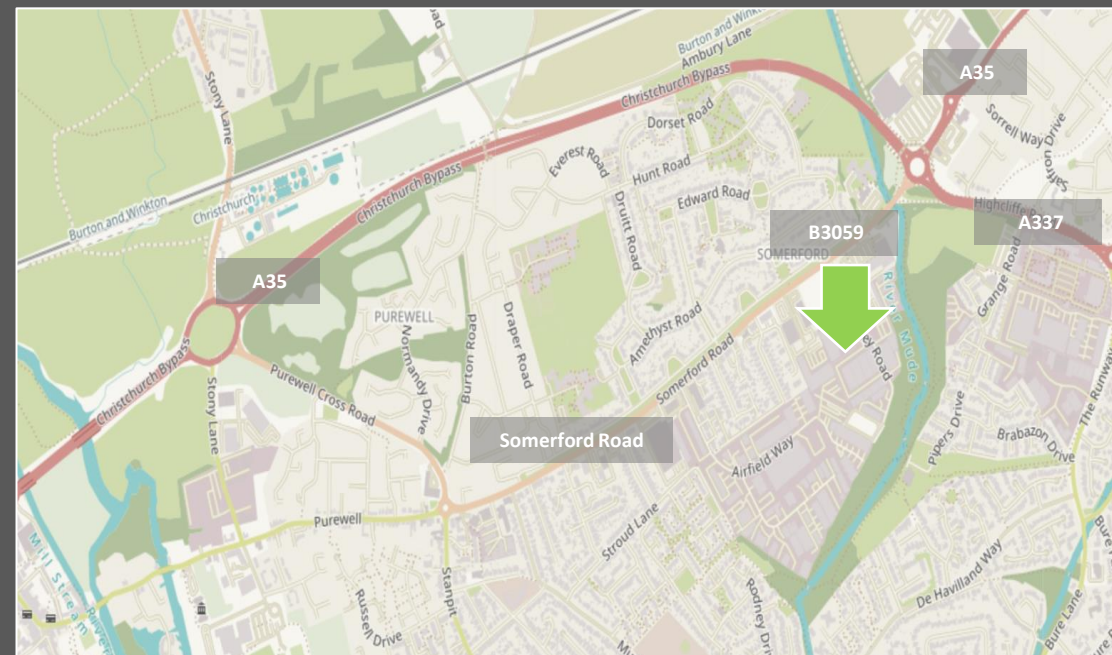
The property is situated adjacent to Hughes Business Centre. It is located within a small modern development of industrial/warehouse units on the established Wilverley Road Industrial Area. Wilverley Road connects with Somerford Road close to the junction with the A35 Christchurch ByPass and the A337 Lymington Road, Christchurch town centre is approximately 2 miles away.

## Terms

The property is available For Sale Freehold. Guide price offers invited quoting £450,000. Price quoted exclusive of VAT, rates, estate charge and all other outgoings.

## Business Rates

The rateable value of the property from April 2023 is £25,750. All enquiries to Bournemouth, Christchurch & Poole (BCP) Council.



Unit 12 Somerford Business Park, 5 Wilverley Road, Christchurch

SAT NAV: BH23 3RU

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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