

GRANGE ROAD BUSINESS PARK

Christchurch BH23 4JE | grangeroad.co.uk



TO LET - MODERN OFFICE ACCOMMODATION ON SECURE SITE

Net internal area from

7,210 sq ft (670 sq m)



GRANGE ROAD BUSINESS PARK

Location

- Christchurch is approximately 6 miles east of Bournemouth and 26 miles south west of Southampton
- The A35 provides direct access to Southampton and Bournemouth
- Grange Road is situated approximately 2.3 miles east of Christchurch town centre
- The site benefits from easy access off the A35 Lyndhurst Road and Christchurch bypass via the A337 Highcliffe Road
- Journey time of approximately 2 hours from Christchurch Station to London Waterloo
- Flights to a range of destinations from the nearby Bournemouth Airport
- The area comprises a mix of commercial and residential accommodation

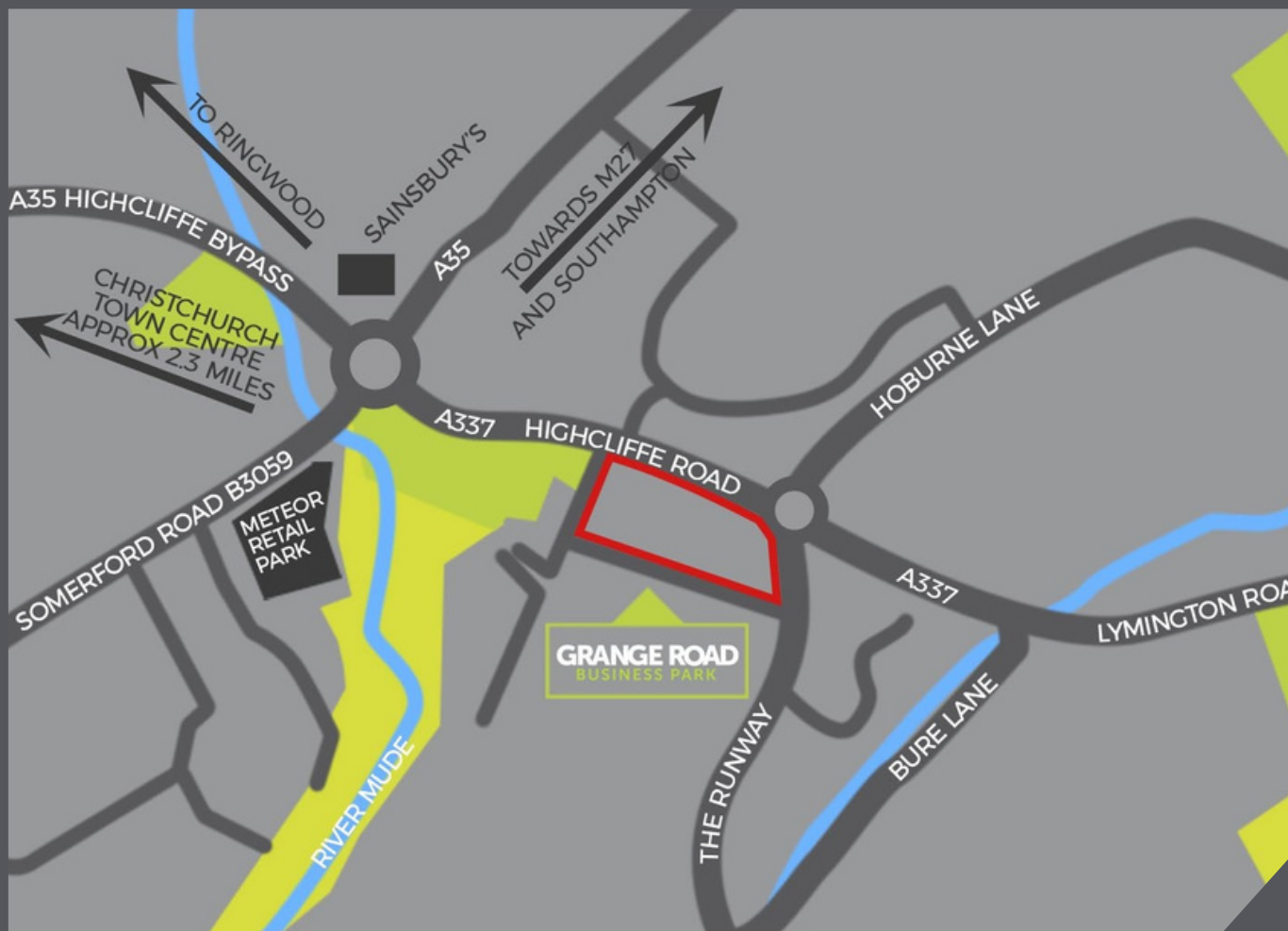
Description

A range of new opportunities on the Grange Road Business Park, with existing occupiers including BAE and Sovereign.

Additional benefits include a shared cafeteria, on site 24 hour security and good parking facilities within the secure landscaped site.

Key Features

- Secure Site
- Cafeteria facilities
- Well accessed via road, rail & air
- Quality office accommodation
- Good on site parking (Ratio approx 1:250 sq ft)
- Common entrance reception



Signal House

7,619sq ft (708sq m)



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Signal House

- Comprises a detached two storey quality office building constructed in 2002
- Amenities include carpeting throughout, kitchen facilities, air conditioning, fluorescent strip lights with diffusers, lift plus Rotomat storage facilities
- Space is predominantly open plan with private offices and meeting rooms
- EPC Rating - E - 123

Accommodation

Signal House	Sq Ft	Sq M
Ground Floor, West Wing	LET	LET
Ground Floor, North Wing	LET	LET
First Floor, West Wing	LET	LET
First Floor, North Wing	7,619	708
Total	7,619	708

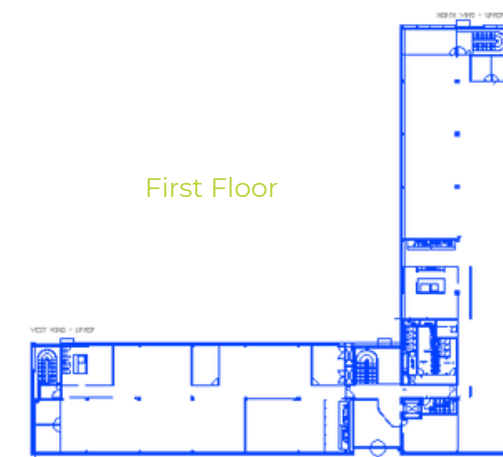
Measured on a net internal basis in line with the Code of Measuring Practice 6th Edition.

Rent

£10 per sq ft per annum exclusive of business rates, service charge, buildings insurance, VAT, telephone/internet, utilities & all other outgoings payable quarterly in advance.



Ground Floor



First Floor



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Building F

7,210 sq ft (670 sq m)



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Building F

- Offers mainly open plan office accommodation plus a small laboratory within a detached single storey building
- Amenities include part carpeting/part vinyl flooring, kitchenette, suspended ceilings incorporating fluorescent strip lighting, part air conditioning plus central heating system
- EPC Rating - D - 80

Accommodation

Building F	Sq Ft	Sq M
Total NIA*	7,210	670

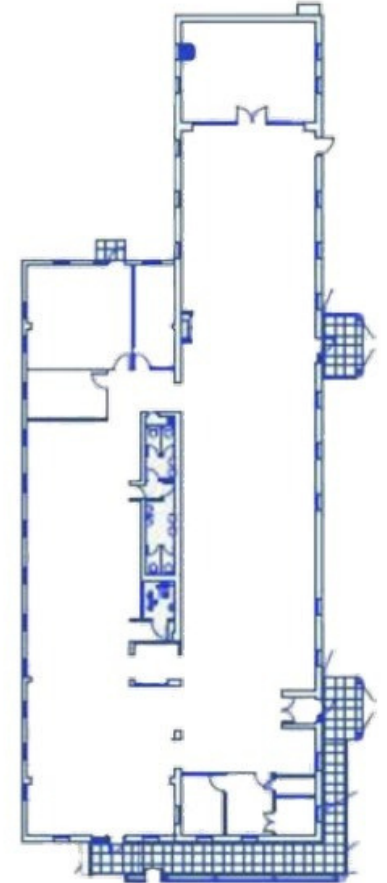
*Includes a small laboratory of 528 sq ft

Alternatively, the building could be split to provide smaller suites of approximately 2,378 sq ft (221 sq m) & 3,384 sq ft (314 sq m)

Measured on a net internal basis in line with the Code of Measuring Practice 6th Edition.

Rent

£7 per sq ft per annum exclusive of business rates, VAT, service charge, buildings insurance, telephone/internet, utilities & all other outgoings payable quarterly in advance.



Plan for illustrative purposes only.



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Services

Vail Williams LLP & Goadsby have not checked and do not accept responsibility for any of the services within this property and would suggest that any in- going tenant satisfies themselves in this regard.

Legal Costs

Each party to bear their own legal costs.

Service Charge

The service charge is included in the rent and further information is available upon request.

Tenure

New full repairing and insuring sub leases are available on terms by negotiation and will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Viewing

Strictly by appointment through the joint agents.



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Signal House

F