



**UNIT 10 PRIORY INDUSTRIAL PARK, CHRISTCHURCH,
BH23 4HE**

INDUSTRIAL / WAREHOUSE TO LET

11,921 SQ FT (1,107.50 SQ M)



Summary

TO LET - WAREHOUSE / INDUSTRIAL PREMISES

| | |
|----------------|--|
| Available Size | 11,921 sq ft |
| Rent | £137,090.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance. |
| Rateable Value | £67,000 (from 01.04.23) |
| EPC Rating | C (57) |

- End terrace warehouse/industrial premises
- Office accommodation
- Approx. 6.6m internal eaves height
- 20 allocated car parking spaces



Location



**Unit 10 Priory Industrial Park,
Christchurch, BH23 4HE**

Priory Industrial Park is located on Airspeed Road, accessed from The Runway via the A337, which connects with the A35 dual carriageway providing road connections to the main networks. Christchurch Town Centre is located approximately 2.5 miles distant from the premises. Bournemouth Airport is located approximately 6 miles distant.



Further Details

Description

Priory Industrial Park comprises of 21 units totalling approx. 123,000 sq ft.

Unit 10 is an end terrace premises of brick outer, blockwork inner wall construction supported upon a steel portal frame, with steel cladding to the upper elevations and a pitched steel clad roof. The ground floor is concrete, the internal eaves height is approx. 6.6m and the loading door measures approx. 4.8m W x 4.3m H. There is a personnel door, ground and first floor offices and W.C facilities.

Externally there is a concrete forecourt for loading and 20 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------------|---------------|-----------------|--------------|
| Ground - Office | 1,270 | 117.99 | Available |
| Ground - Warehouse | 9,381 | 871.52 | Available |
| 1st - Office | 1,270 | 117.99 | Available |
| Total | 11,921 | 1,107.50 | |

Viewings

Strictly by appointment through the sole agents.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only, open market rent reviews.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate on a proportional basis. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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