

UNIT 10 PRIORY INDUSTRIAL PARK, CHRISTCHURCH, BH23 4HE



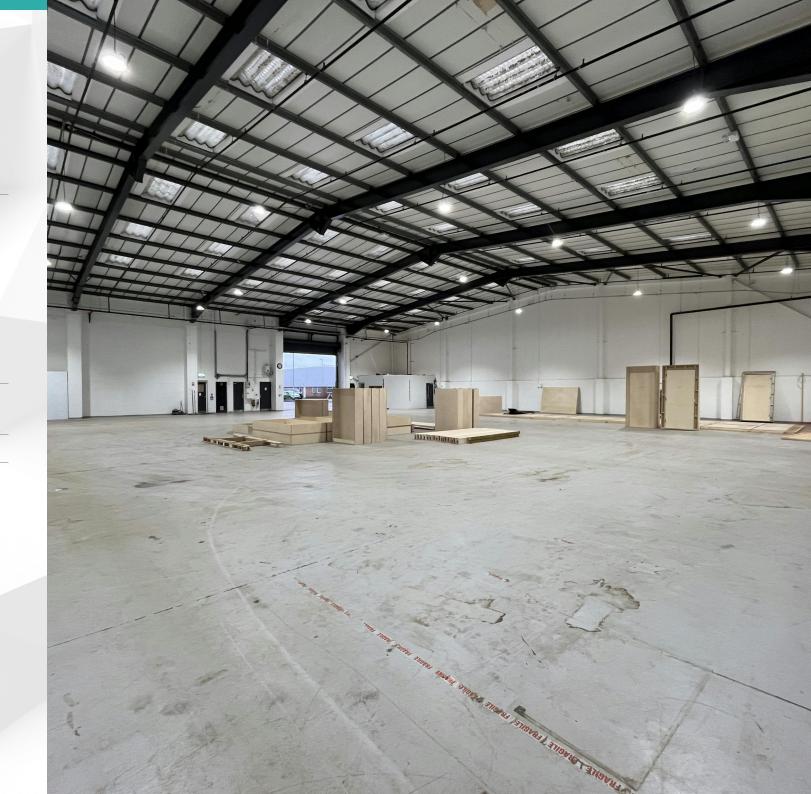
INDUSTRIAL / WAREHOUSE TO LET 11,921 SQ FT (1,107.50 SQ M)

# **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)		

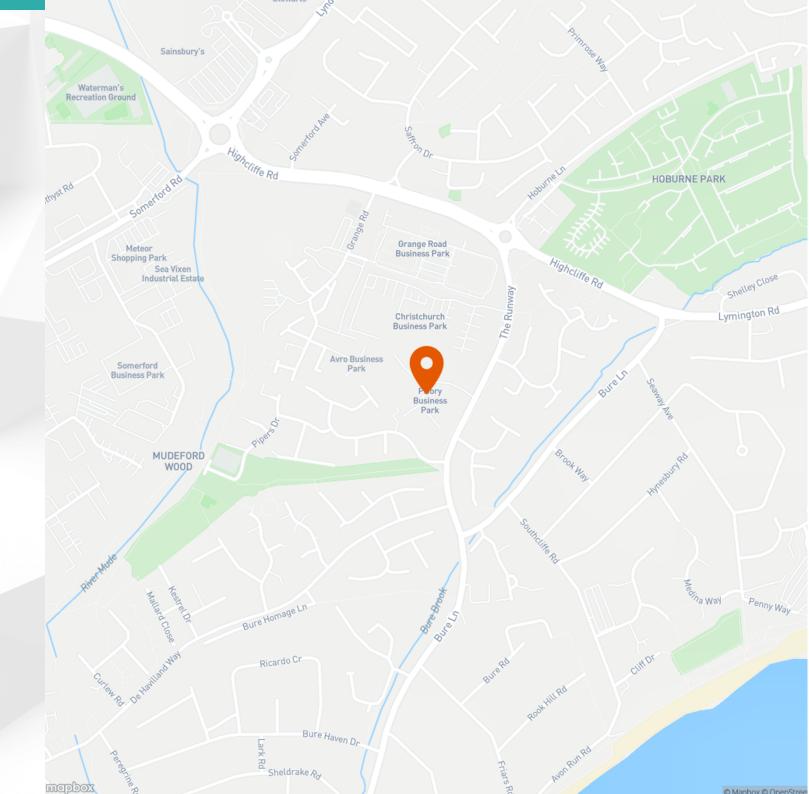
- End terrace warehouse/industrial premises
- Office accommodation
- Approx. 6.6m internal eaves height
- 20 allocated car parking spaces



# Location



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**

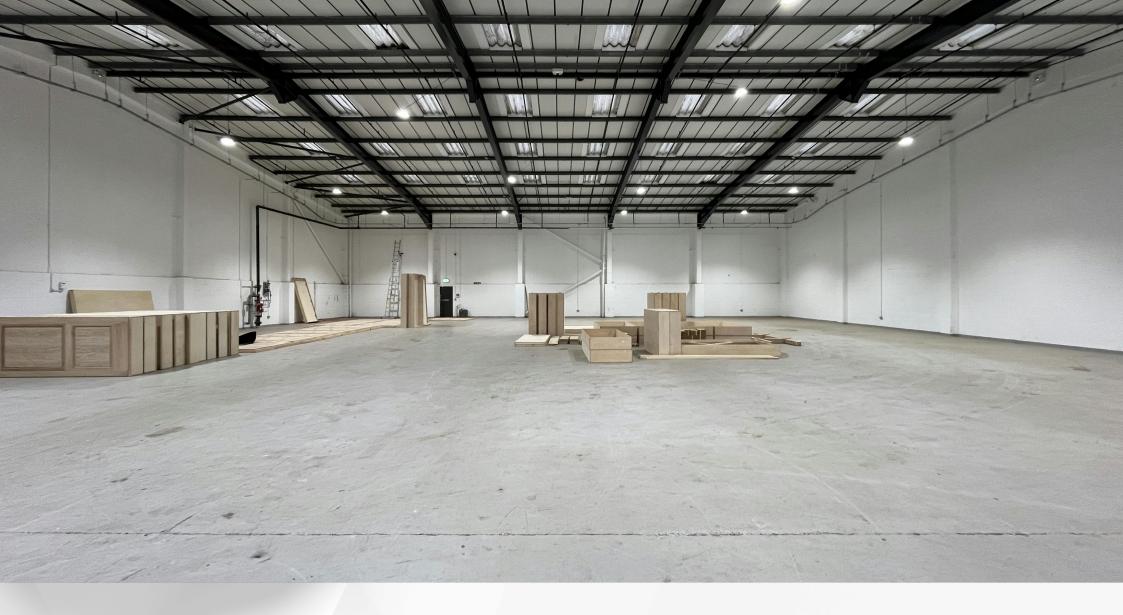
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## **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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