

TO LET
MODERN END TERRACE INDUSTRIAL PREMISES
124 SQ M // 1,332 SQ FT



BUSINESS SPACE

goadsby

UNIT 14 AVRO BUSINESS PARK
MOSQUITO WAY, CHRISTCHURCH, DORSET BH23 4FN

SUMMARY >

- END TERRACE
- 4 ALLOCATED CAR-PARKING SPACES
- 3 PHASE ELECTRICITY
- INTERNAL EAVES HEIGHT 5.1M

RENT: £18,500 PER ANNUM EXCL.



4 Allocated
Parking Spaces



Loading Door



Internal Eaves
Height



B - 30
EPC Rating

REF:
w79434

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Location

- Located to the east of Christchurch town centre
- Mosquito Way is accessed from Grange Road
- Grange Road leads to the A337 which connects to the A35 Christchurch bypass/Lyndhurst Road
- The A35 connects with the main A338 dual carriageway via the A3060

Description

- End terrace
- Brick outer, blockwork inner wall construction
- Composite steel cladding to upper elevations
- Steel portal frame
- Steel clad mono pitch roof incorporating daylight panels
- Power floated concrete floor
- Electric sectional up and over loading door measuring c. 4m wide x 4.1m high
- Internal eaves height 5.1m
- Unisex disabled WC
- 3 phase electricity
- LED lighting
- Water
- Separate personnel door
- Concrete loading apron

Accommodation

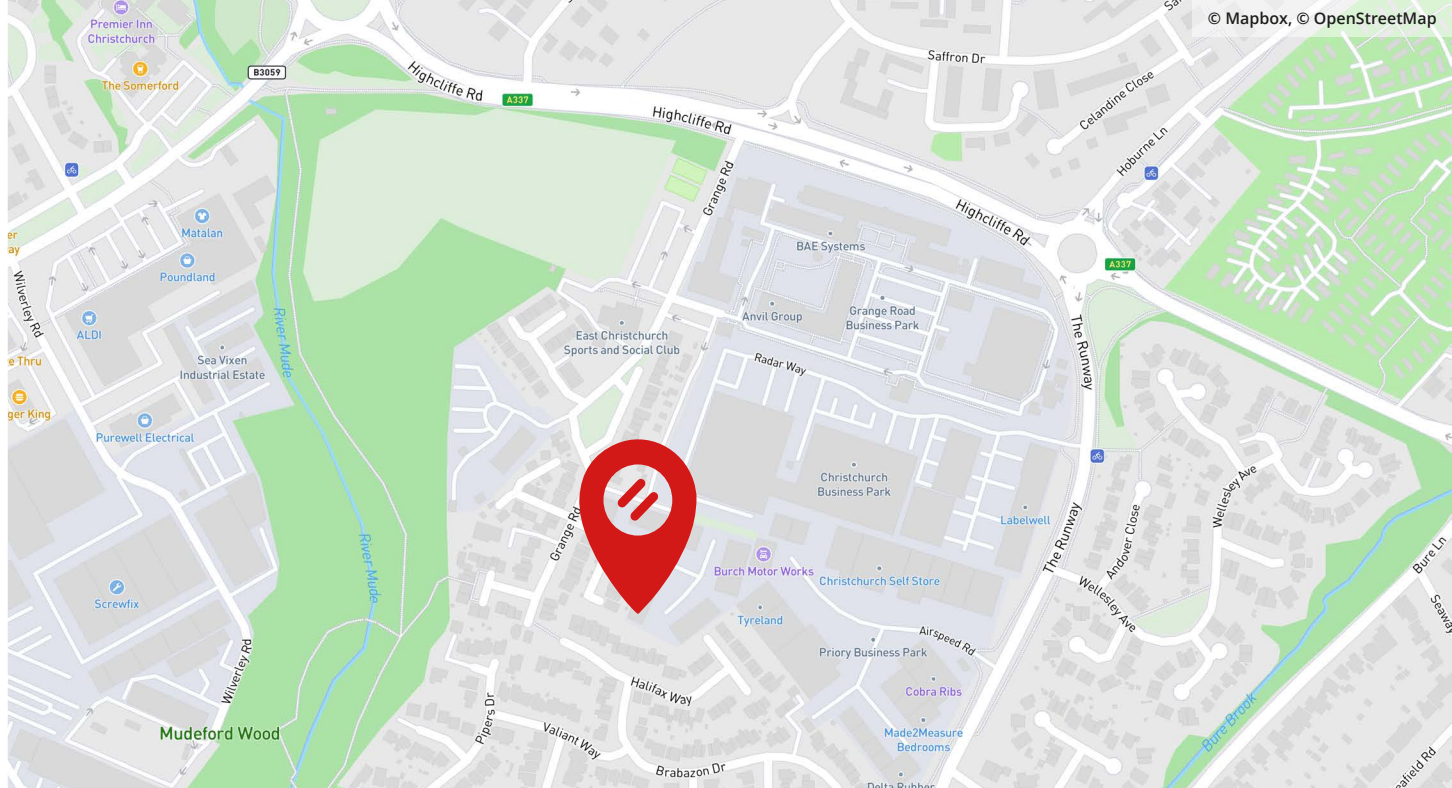
sq m sq ft

Total gross internal area approx. 124 1,332

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.





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Rent

£18,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value EPC Rating

£12,500 (from 1.4.23)

B - 30

Planning

B1 planning consent has been granted for Units 2-3 & 10-17. B1/B8 planning consent has been granted for Units 4-9. Delivery and collection times linked to the B8 use shall not operate outside of the hours of 07:30 – 18:00 Monday to Saturday, 08:00 – 13:00 Sundays.

Legal Costs

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

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.

Viewing

Strictly by prior appointment through the joint sole agents Goadsby, through whom all negotiations must be conducted.



Joseph Holderness

joseph.holderness@goadsby.com
07879 435387

Joshua Adamson

joshua.adamson@goadsby.com
07500 894599



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)