

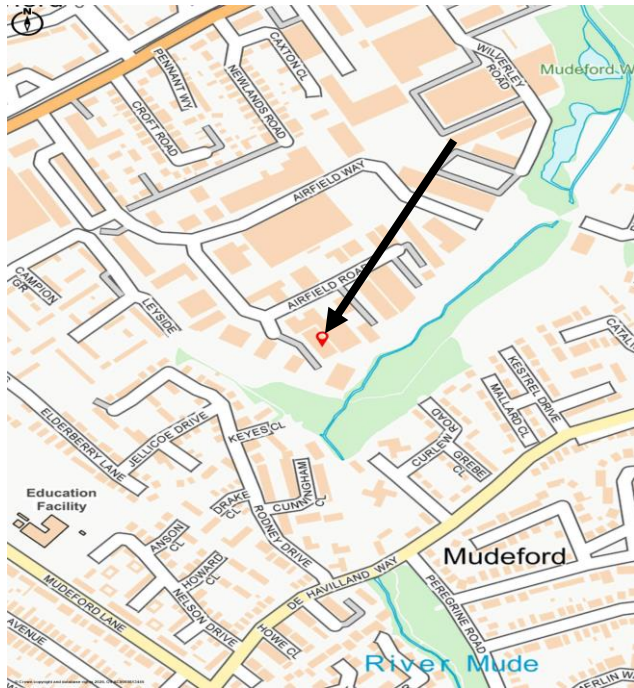
TO LET

INDUSTRIAL PREMISES

Unit 12
12 Airfield Road
Christchurch, BH23 3TG

2,830 sq ft (263 sq m)
Approx. gross internal area

Rent: £24,000 per annum exclusive



LOCATION

The property is situated within a corner development of units which are accessed from Airfield Road on the popular and well-established Airfield Industrial Estate in Christchurch.

Airfield Road connects via Airfield Way, with Somerford Road which in turns links to the A35 Christchurch by-pass.

DESCRIPTION

The premises comprise a mid terrace unit of part brick/block elevations and part profiled cladding to upper elevations with a steel portal frame supporting a pitched roof incorporating translucent daylight panels. Features include:-

- Personnel entrance door with security gate
- 2 WC's
- Tea point/rest area
- First floor office
- Approx. 6m internal eaves height
- Electric roller shutter loading door measuring 4m wide and 5.1m high
- Forecourt loading and parking

ACCOMMODATION

<u>Ground floor</u>		
Factory incl		
WC,teapoint	2,625 sq ft	244 sq m
<u>First floor</u>		
Office	205 sq ft	19 sq m
Total	2,830 sq ft	263 sq m

Measured on a gross internal basis

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Christchurch) tel. 01202 123777 in connection with their own proposed use of the property.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£24,000 per annum exclusive

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value: £22,750 (From 1st April 2023)

Rateable value: £24,000 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (80)

The full EPC and recommendations report are available on request.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)