

FOR SALE

Detached business premises on a self-contained gated/fenced site with forecourt parking

Prominent main estate road position

3 Airfield Way
Christchurch
BH23 3PE

4,534 sq ft (421 sq m)
Approx. gross internal area
On site of approx. 0.52 acres

**Offers invited in excess of
£1,000,000**



For identification purposes only



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.

LOCATION

The property is situated fronting and with direct access to Airfield Way opposite its junction with Airfield Road on the popular and well-established Airfield Industrial Estate.

The Estate is accessed from the B3059 Somerford Road which is one of the main arterial routes east of Christchurch connecting with the Christchurch bypass and the A35 eastbound towards Lyndhurst.

PLANNING

In accordance with our normal practice we advise all interested parties to contact the Local Planning Authority at BCP (Christchurch) Tel 01202 093333 with regard to their own proposed use.

SERVICES

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

RATEABLE VALUE

Rateable value – £29,500 (from April 2023)

DESCRIPTION

The property comprises a detached building currently arranged as predominantly office space with some storage on a gated and fenced site extending to approx. 0.52 acres.

The building is constructed of brick/block elevations with a pitched over-clad roof over the main part and flat/mono pitched roof sections at the front and rear.

Features include:-

- ❖ Prominent position fronting main estate road.
- ❖ Personnel entrance doors front and rear.
- ❖ New over-clad steel roof in 2018
- ❖ Glazed section on rear elevation.
- ❖ Offices with suspended ceilings, lighting, carpeting, heating/cooling cassettes and CAT6 cabled.
- ❖ WC facilities.
- ❖ Teapoint.
- ❖ Security alarm.
- ❖ Electric car charging point.
- ❖ Electric roller shutter loading door measuring approx. 2.6m high x 3.16m wide.
- ❖ 3 phase electricity supply.
- ❖ 101 sq ft storage mezzanine.
- ❖ Gated and fenced at side and rear.
- ❖ Forecourt and rear parking areas with newly laid tarmac in 2024.
- ❖ Grassed area for future development or additional parking.

TENURE/PRICE

The property is available for sale with vacant possession.

Offers are invited in excess of £1,000,000.

EPC RATING

Assessment Band B (37)

The full EPC and recommendations report are available on request.

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

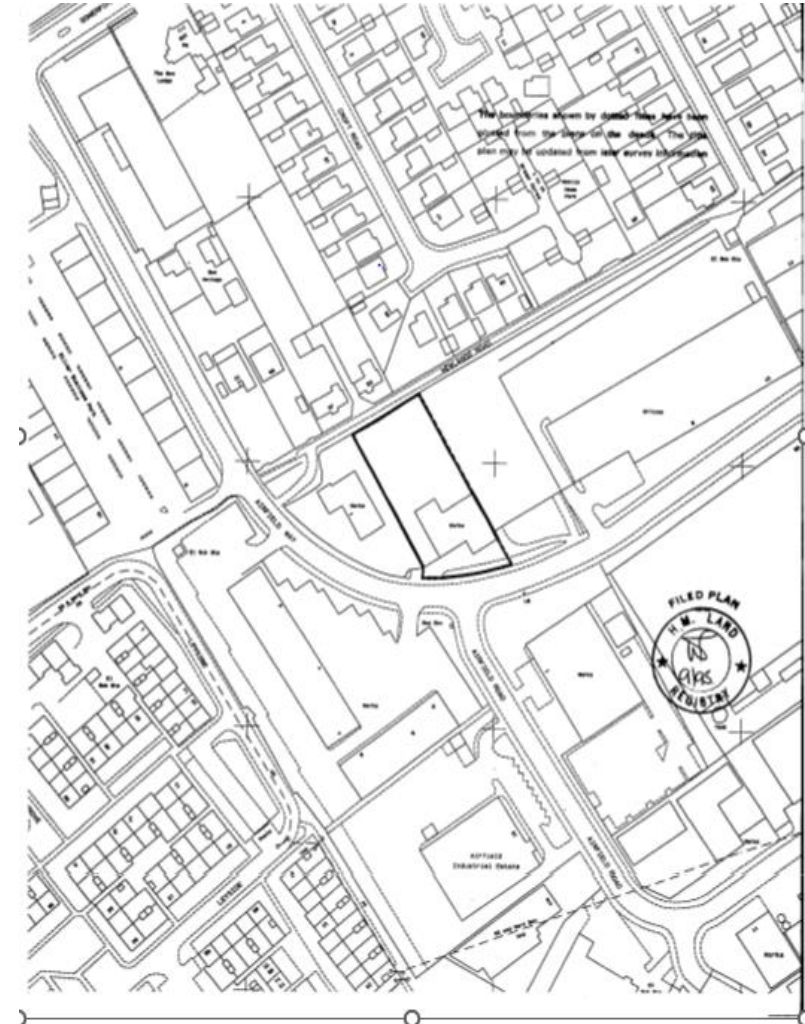
Strictly by appointment through the sole agents:-



Steve Tomkins
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01202 550246

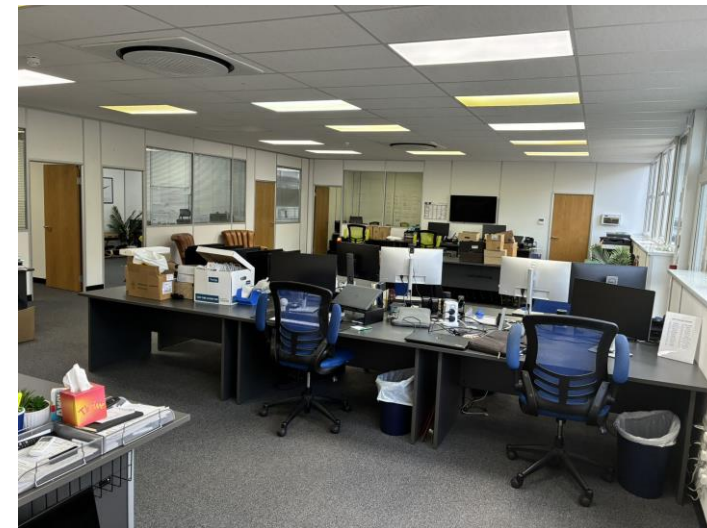
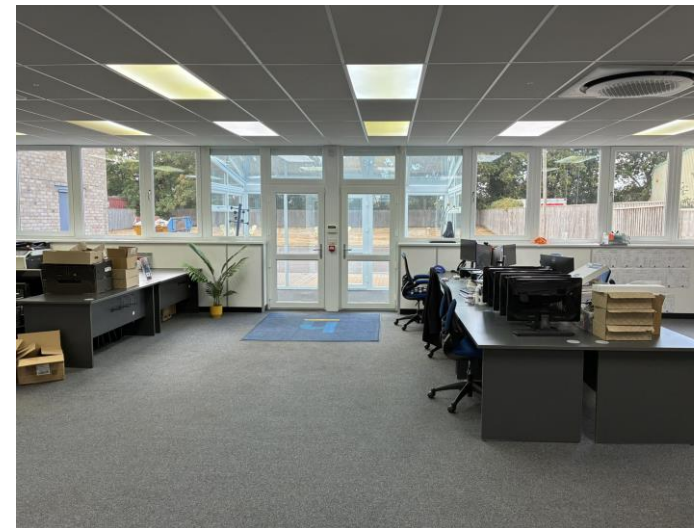
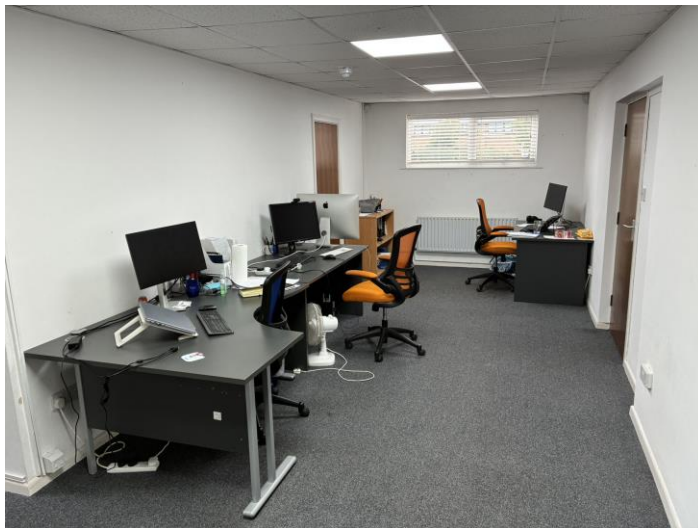
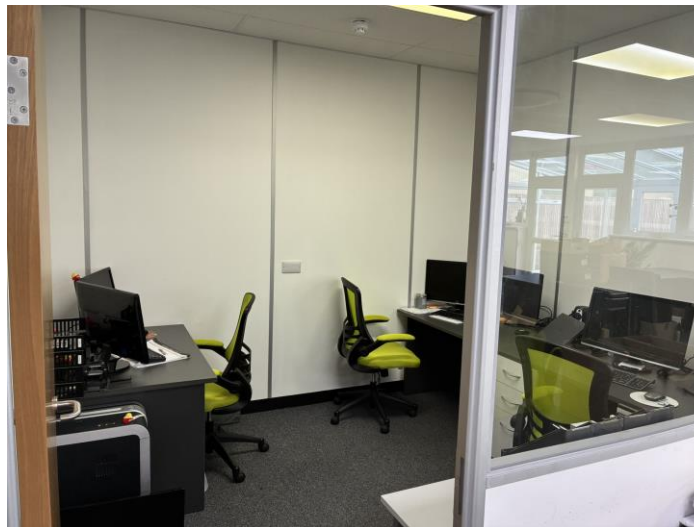
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