



**UNIT 1, 20 AIRFIELD WAY, CHRISTCHURCH, DORSET,
BH23 3PE - to be refurbished for occupation Q2 2024**

INDUSTRIAL / WAREHOUSE TO LET

3,917 SQ FT (363.90 SQ M)



Summary

INDUSTRIAL/WAREHOUSE UNIT – TO BE REFURBISHED

Available Size	3,917 sq ft
Rent	£53,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£24,000 (from 01.04.23)
Service Charge	N/A
EPC Rating	EPC exempt - Due for demolition

- End terrace industrial/warehouse unit
- Approx. 5.1m internal eaves height
- Approx. 4,000 sq ft secure gated yard
- To be refurbished



Location



**Unit 1, 20 Airfield Way,
Christchurch, Dorset, BH23
3PE**

The premises forms part of a development of 10 units at the end of Airfield Way, which is accessed from B3059 Somerford Road. The A35 is approximately 1 mile distant, providing road communications throughout south-east Dorset, via the A338/A31 which ultimately connects with the M27 motorway network.

Christchurch town centre and mainline railway station are approximately 2 miles distant, with Bournemouth Airport approximately 5 miles distant.



Further Details

Description

This end of terrace premises is of block work inner, brickwork outer construction supported upon a steel portal frame with a pitched roof incorporating daylight panels. The ground floor is concrete and the internal eaves height is approx. 5.1m. Internally, there is a small office and there are W.C facilities. 3 phase electricity is available.

Externally, to the front of the building there is a concrete forecourt/car parking area and to the side there is a approx. 4,000 sq ft secure gated yard with concrete surface.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,91	363.90	Available
Total	3,917	363.90	

Rent

£53,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Tenure

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

EPC

To be reassessed.

Legal Costs

Each party is 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.

Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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