



**UNIT 20 PRIORY INDUSTRIAL PARK, CHRISTCHURCH,
BH23 4HE**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

1,556 SQ FT (144.56 SQ M)



Summary

**TO LET – REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
SMALL BUSINESS RATES RELIEF
AVAILABLE***

Available Size	1,556 sq ft
Rent	£19,950.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rateable Value	£12,500 (1.04.23)
EPC Rating	D (86)

- Refurbished unit to include new roof
- 3 car parking spaces
- Small Business Rates Relief available*
- 5.35m internal eaves height
- New electric loading door to be installed



Location



**Unit 20 Priory Industrial Park,
Christchurch, BH23 4HE**

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.





EXIT

Push bar to open

Further Details

Description

Priory Industrial Park comprises of 21 units totalling approx. 123,000 sq ft.

Unit 20 is a mid-terrace industrial/warehouse premises of brick outer, blockwork inner wall construction supported upon a steel portal frame, with brand new steel cladding to the upper elevations and a brand new steel clad insulated roof. The ground floor is concrete, the internal eaves height is approx. 5.35m and the loading door measures approx. 3.4m W x 3.9m H. A new electric loading door is to be installed. There is a unisex W.C and 3 phase electricity is available

Externally, there is a concrete forecourt providing loading access and car parking spaces for up to 3 cars.

Viewings

Strictly by appointment through the sole agent.

Lease Terms

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

Legal Costs

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

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.

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.

EPC

To be re-assessed

Rateable

*Small Business Rates Relief is currently available on property's with a rateable value of less than £15,000. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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