



**UNIT 1-2 PRIORY INDUSTRIAL PARK, AIRSPEED ROAD,
CHRISTCHURCH, BH23 4HD**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

15,418 SQ FT (1,432.38 SQ M)



Summary

INDUSTRIAL/WAREHOUSE UNIT TO LET WITH PROFILE TO BUSY ROAD

| | |
|----------------|---|
| Available Size | 15,418 sq ft |
| Rent | £177,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance. |
| Rateable Value | £86,500 (from 01.04.23) |
| Service Charge | N/A |
| EPC Rating | C |

- End terrace modern industrial/warehouse premises with profile to busy road
- 24 car parking spaces
- Ground and first floor offices
- 6.45m internal eaves height



Location



Unit 1-2 Priory Industrial Park
Airspeed Road, Christchurch,
BH23 4HD

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.





Further Details

Description

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

Unit 1-2 is an end terrace premises of brick outer, blockwork inner wall construction supported upon a steel portal frame with steel cladding to the upper elevations and an insulated steel clad roof. There is a two storey office block to the side elevation with offices at ground and first floor level. The ground floor is concrete, the internal eaves height is approx. 6.45m and there are 2 no. loading doors measuring approx. 4.7m wide x 4.6m high each. Internally, there are male and female W.C facilities, kitchenette facilities and LED lighting. The office accommodation benefits from suspended ceilings, LED lighting, electric heating, carpets and perimeter trunking. 3 phase electricity is available.

Externally, there is a concrete forecourt providing loading access and car parking with a minimum of 24 car parking spaces. Unit 1-2 benefits from prominence to The Runway.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a negotiable term, incorporating periodic upward only, open market rent reviews.

Legal Costs

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

Accommodation

The accommodation comprises the following Gross Internal Areas:

| Name | sq ft | sq m | Availability |
|--------------------|---------------|-----------------|--------------|
| Ground - Warehouse | 12,671 | 1,177.17 | Available |
| Ground - Offices | 1,407 | 130.71 | Available |
| 1st - Offices | 1,340 | 124.49 | Available |
| Total | 15,418 | 1,432.37 | |

Viewings

Strictly by appointment through the sole agent.

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.

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.



Enquiries & Viewings



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