

realest

Lambert  
Smith  
Hampton

Vail  
Williams

# CHRISTCHURCH TRADE PARK

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY



HAMDON GATE  
developments

**UNIT 3 CHRISTCHURCH TRADE PARK – 2,595 SQ FT**



# CHRISTCHURCH TRADE PARK

**Unit 3 Christchurch Trade Park is AVAILABLE NOW** and offers an exciting opportunity to sit amongst a bustling trade park with national occupiers and alongside two drive thru pods.

The unit is prominently positioned opposite Meteor Retail Park with visibility onto Somerford Road (main arterial route with 35,000 vehicle movements daily) and by way of totem board.

Constructed in 2022, the property comprises a mid terrace warehouse/industrial/trade counter unit with WC to the rear, capped waste supply and electric to the front.

## THE PROPERTY BENEFITS FROM THE FOLLOWING BRIEF SPECIFICATION:

- Clear internal 6.5m min eaves height
- Electric loading door
- B1/B2/B8 planning consent to cover industrial and warehouse users
- 4 parking spaces
- Double EV charging bays
- BT fibre installed
- 45 KVA power supply
- EPC A Rating

### SURROUNDING OCCUPIERS

- |                       |                  |                            |
|-----------------------|------------------|----------------------------|
| 1 Eurocell            | 5 Wickes         | 9 Elliotts                 |
| 2 Screwfix            | 6 Penton Citroën | 10 Kwik Fit                |
| 3 Travis Perkins      | 7 Benchmarx      | 11 Euro Car Parts          |
| 4 Purewell Electrical | 8 Howdens        | 12 Williams Trade Supplies |

### METEOR SHOPPING PARK

- |                 |                 |
|-----------------|-----------------|
| 1 Matalan       | 4 TK Maxx       |
| 2 Poundland     | 5 ALDI          |
| 3 Sports Direct | 6 Easy Bathroom |

# CHRISTCHURCH TRADE PARK



UNIT 4  
LET TO  
**Bluewater**  
SWIMMING POOLS

UNITS  
1&2  
LET TO  
**Kwik Fit**

**UNIT 3 – 2,595 SQ FT  
AVAILABLE TO LET**

UNITS  
5&6  
LET TO  
**Jollies**  
The Pet People

UNIT 7  
LET TO  
**THE WINDOW  
STORE**

UNIT 8  
LET TO  
**STONE ZONE &  
LANDSCAPING SUPPLIES**

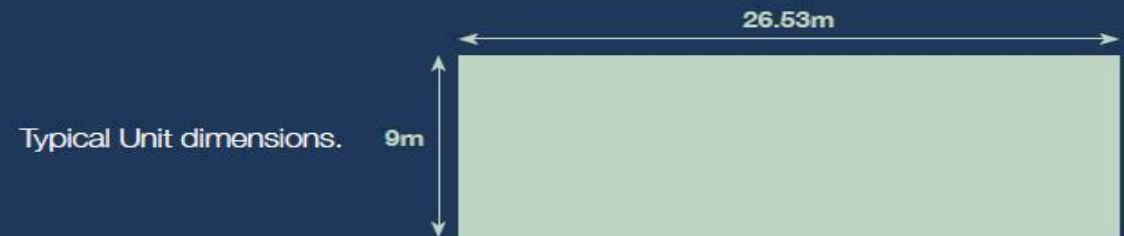
UNIT 9  
LET TO  
**Brewers**  
DECORATOR CENTRES



## UNIT SCHEDULE

| Unit  | Size (sq ft)                             | Parking | Accessible Parking | EV Charging Units | Quoting Rent £*** |
|-------|------------------------------------------|---------|--------------------|-------------------|-------------------|
| 1 & 2 | LET TO KWIK FIT                          |         |                    |                   |                   |
| 3     | 2,595                                    | 4       | -                  | Double            | £36,400 pax       |
| 4     | LET TO BLUEWATER SWIMMING POOLS          |         |                    |                   |                   |
| 5     | LET TO JOLLEYS                           |         |                    |                   |                   |
| 6     | LET TO JOLLEYS                           |         |                    |                   |                   |
| 7     | LET TO THE WINDOW STORE                  |         |                    |                   |                   |
| 8     | LET TO STONE ZONE & LANDSCAPING SUPPLIES |         |                    |                   |                   |
| 9     | LET TO BREWERS DECORATING CENTRES        |         |                    |                   |                   |

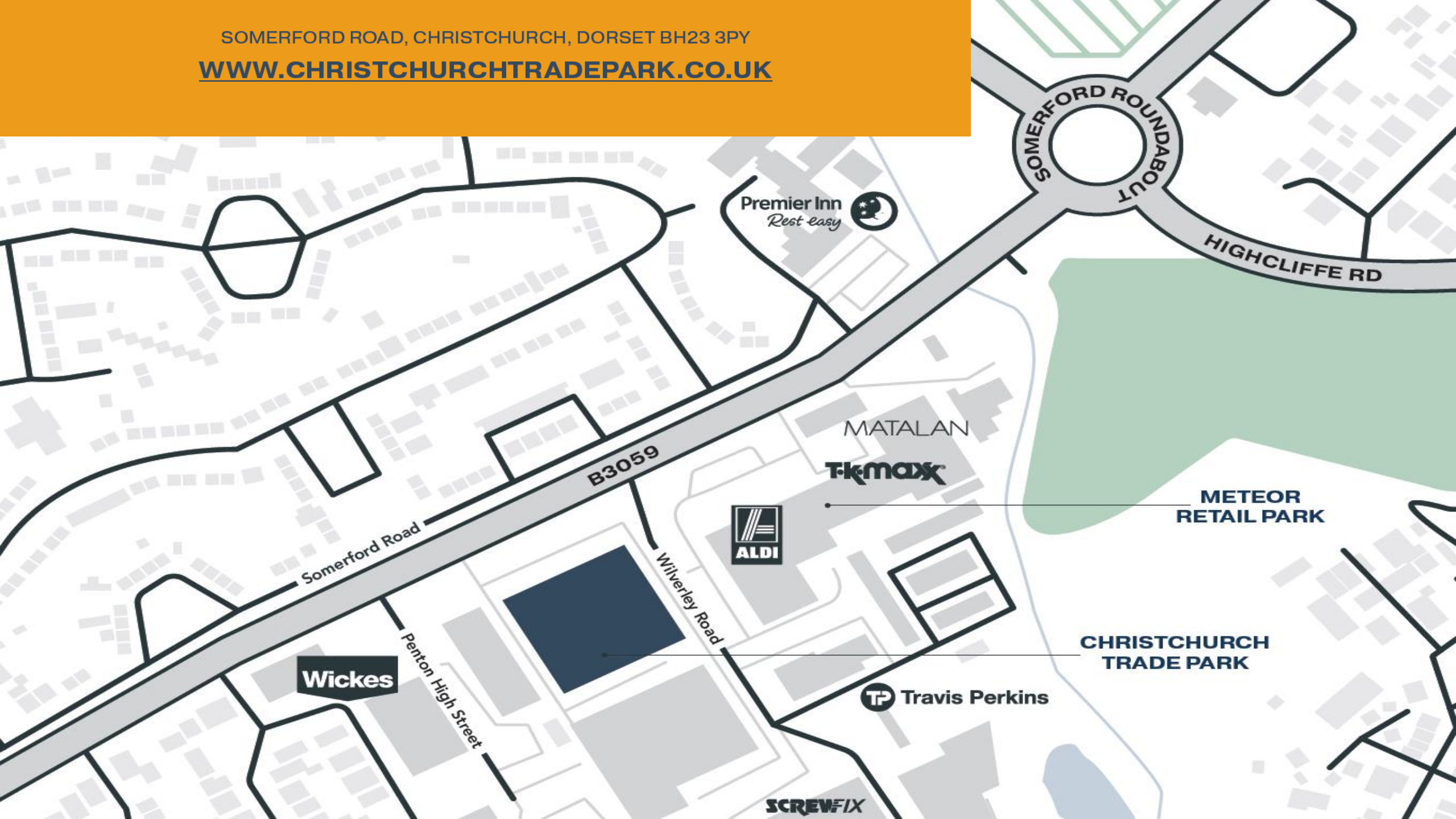
\*\*\*Excluding VAT, Rates, Service Charge and all other outgoings.



\*\*Mezzanine can be built as per site plans if requested

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY

[WWW.CHRISTCHURCHTRADEPARK.CO.UK](http://WWW.CHRISTCHURCHTRADEPARK.CO.UK)



# CHRISTCHURCH

## TRADE PARK

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY

Terms – To let on new leases. • Rent – See unit schedule

Rates – To be assessed • Service Charge – Details to be provided

Legal Costs – Each party to responsible for their own legal fees incurred in the transaction.

### FOR FURTHER INFORMATION, CONTACT



Matthew Small  
023 8023 3131  
[msmall@hamdongate.co.uk](mailto:msmall@hamdongate.co.uk)  
[www.hamdongate.co.uk](http://www.hamdongate.co.uk)



Adrian Whitfield  
07901 558730  
[adrian.Whitfield@realest.uk.com](mailto:adrian.Whitfield@realest.uk.com)



Dan Rawlings  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)



Bryony Thompson  
07741 145629  
[BThompson@vailwilliams.com](mailto:BThompson@vailwilliams.com)

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.