



## Unit 10, Avro Business Park, Mosquito Way, Christchurch, BH23 4FN

### Industrial /Warehouse Premises

- 1,277 sqft (118.64 sq m)
- Sectional up and over loading door
- 4 car parking spaces
- £17,750 per annum exclusive
- Eaves height of approx 5.1 m
- Concrete loading apron

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## LOCATION

The premises are located to the east of Christchurch Town Centre, at the end of a cul-de-sac known as Grange Road, which is accessed from the A337, connecting to the A35 Christchurch By-pass/Lyndhurst Road. The A35 connects with the main A338 dual carriageway via the A3060.

## DESCRIPTION

The property comprises an end of terrace industrial / warehouse constructed of a steel portal frame with brick/microrib external cladding under a steel clad mono pitched roof including translucent daylight panels. The specification includes the following:

- Sectional up and over loading door
- Power floated concrete floor
- WC
- 3 phase electricity
- Personnel door
- Concrete loading apron
- 5.1 m internal eaves height
- Tarmac access road
- 4 car parking spaces

## TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

£17,750 per annum exclusive.

The stated annual rental is exclusive of VAT, service charge, insurance, business rates and utilities. Rent is payable quarterly in advance.

## SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

## BUSINESS RATES

The property has a rateable value of £12,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

## EPC

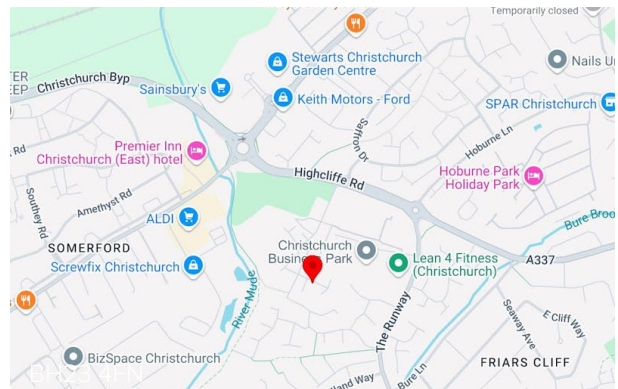
The premises has the following rating:

B (32)

A copy of the EPC can be available on request.

## USE

Motor or leisure related activities will not be permitted.



## SUMMARY

Available Size	1,277 sq ft
Rent	£17,750 per annum exclusive
Rateable Value	£12,000
EPC Rating	B (32)

## VIEWING & FURTHER INFORMATION

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