

# UNIT 3, CHRISTCHURCH TRADE PARK, SOMERFORD ROAD, CHRISTCHURCH, BH23 3PY



INDUSTRIAL/LOGISTICS / TRADE COUNTER / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

2 FOF CO FT (2/4/ 00 CO M)

## **Summary**

AVAILABLE NOW - Warehouse / Industrial / Trade Counter - 2,595 sq ft

Available Size	2,595 sq ft		
Rent	£36,400 per annum		
	exclusive of VAT,		
	business rates, service		
	charge, insurance		
	premium, utilities and		
	all other outgoings		
	payable quarterly in		
	advance.		
Business Rates	To be assessed		
Service	Details on application		
Charge			
EPC Rating	Α		

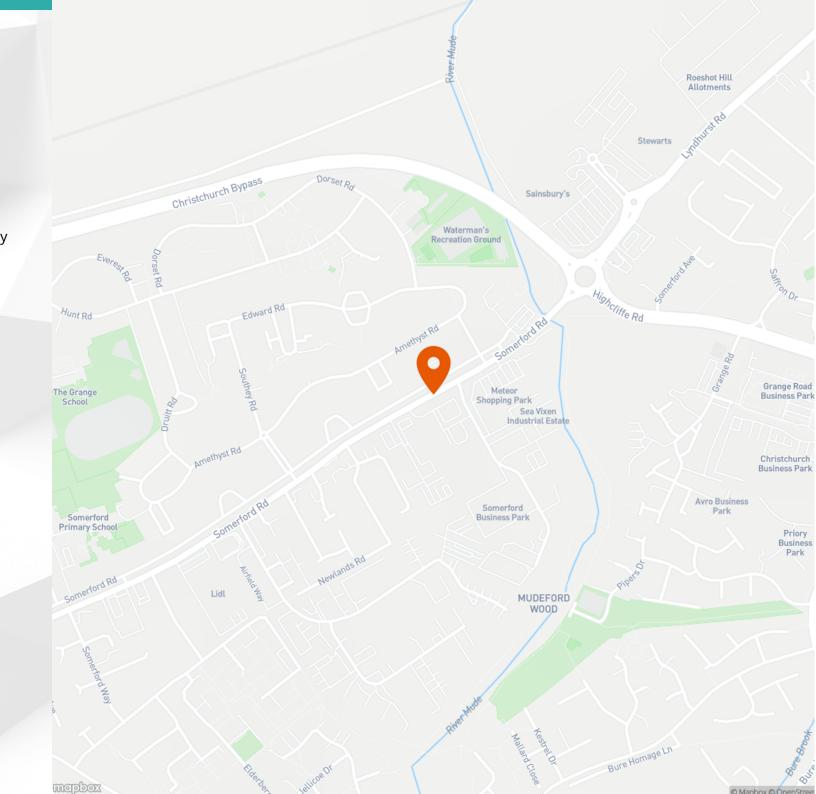
- Clear internal 6.5m min eaves height
- Electric loading door
- B1/B2/B8 planning consent to cover industrial and warehouse users
- 4 parking spaces
- Double EV charging bays
- BT fibre installed
- 45 KVA power supply



### Location



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.





### **Further Details**

#### **Description**

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.

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 minimum eaves height is approximately 6.5m and loading is by way of an electric roller shutter door. Externally, there are 4 car parking spaces to include electric vehicle charging points.



The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	2,595	241.08	Available
Total	2 595	241 08	



Strictly by appointment through the joint sole agents.

#### **Terms**

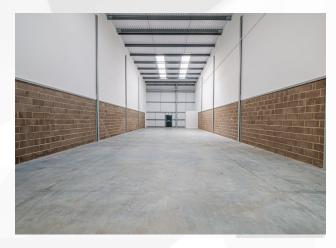
Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

#### **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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