



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

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

2,595 SQ FT (241.08 SQ M)



# Summary

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

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

- 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







1 2 3 4 5 6 7 8 9

BURGER KING  
FLAME GRILLING SINCE 1954

COSTA COFFEE  
DRIVE THRU

STOP  
DRIVE THRU

CHILL BAY  
CHILL BAY

DRIVE THRU

DRIVE THRU

# 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	2,595	241.08	Available
<b>Total</b>	<b>2,595</b>	<b>241.08</b>	

## Viewings

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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 **Vail  
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