



**UNIT 7 BOSTWICK FARM, BOSTWICK LANE,  
CHRISTCHURCH, BH23 6BN**

**INDUSTRIAL / WAREHOUSE TO LET**

**2,527 SQ FT (234.77 SQ M)**





# Summary

## MODERN DETACHED UNIT WITH GATED YARD

<b>Available Size</b>	2,527 sq ft
<b>Rent</b>	£36,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 2,205 sq ft Detached Industrial Unit
- 4,750 sq ft gated yard
- 4.4m internal eaves height
- 2 loading doors





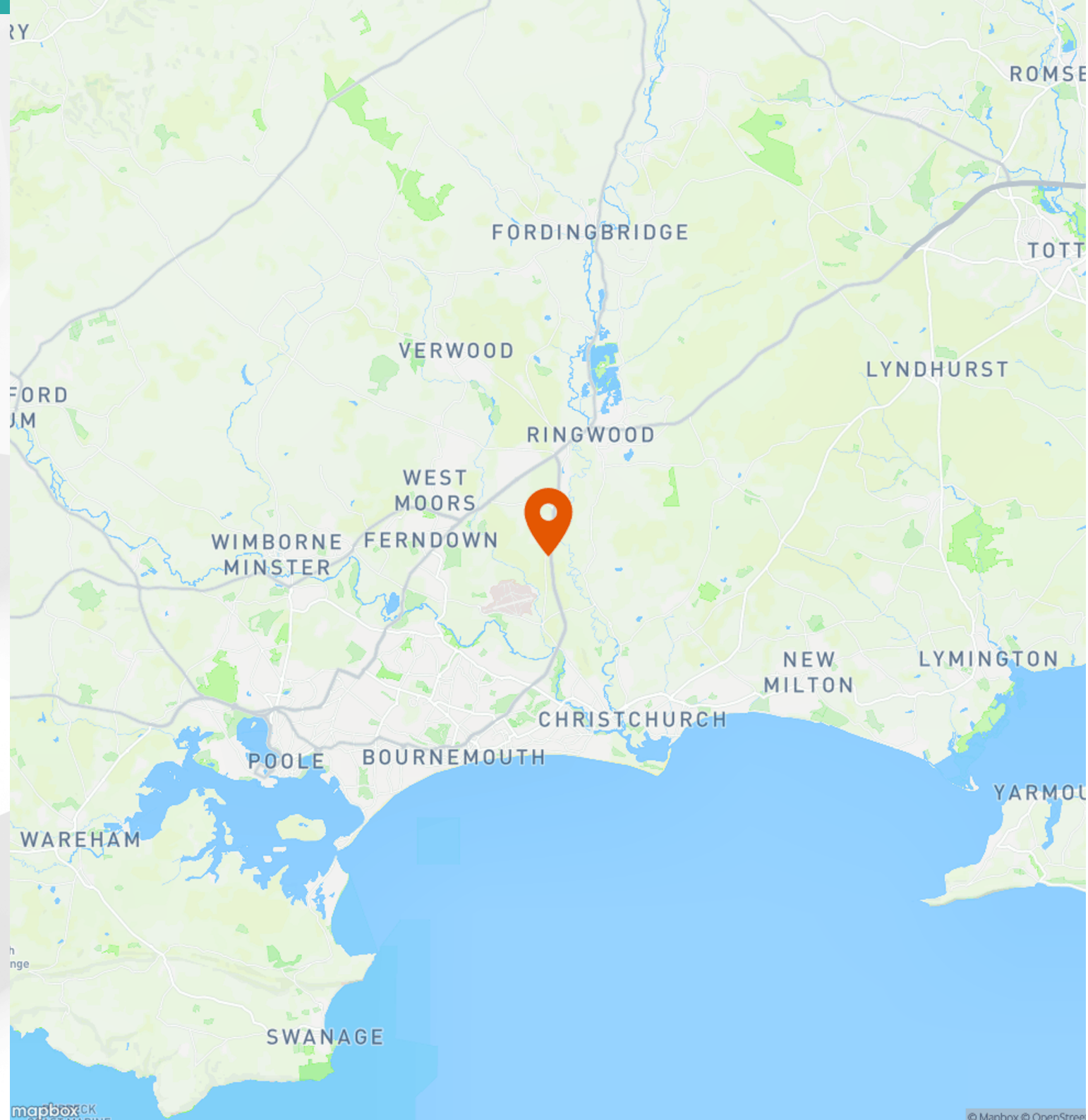
# Location



**Unit 7 Bostwick Farm,  
Bostwick Lane, Christchurch,  
BH23 6BN**

Bostwick Farm is accessed from Matchams Lane which provides links to the A31 via Boundary Lane and A338 via the B3073.

The A31 is approximately 3 miles distant from Bostwick Farm and provides access to the M27 and beyond.









# Further Details

## Description

The unit comprises a detached industrial premises of steel portal frame construction with steel cladding to the external elevations under a pitched roof incorporating daylight panels. The ground floor is concrete and loading is by way of 2 No. electric loading doors measuring approximately 3.5m wide x 3.8m high. The internal eaves height is approximately 4.4m. Internally there are WCs, LED lighting and single phase electricity is available.

There is a purpose built modular office building which is arranged as an open plan office and meeting room with kitchenette facilities and A/C.

Externally there is a fenced and gated yard of approximately 4,750 sq ft.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,205	204.85
Suite	322	29.91
<b>Total</b>	<b>2,527</b>	<b>234.76</b>

## Viewings

Strictly via sole agents Vail Williams.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

## 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



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145 629

01202 558 262



**Vail  
Williams**

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