



63 Somerford Road, Christchurch BH23 3QA

TO LET

TRADE COUNTER / WAREHOUSE UNITS

**7,927 Sq Ft
(736 Sq M)**

DESCRIPTION

The properties comprises a number of industrial buildings adjoining into two detached structures, one being interlinked three steel portal frame buildings of blockwork construction, beneath pitched roof. This property is accessed to the front via pedestrian aluminum trade counter or one of two level loading doors 4.18 (w) x 2.91m (h).

- ✓ Main road frontage
- ✓ Trade counter and offices
- ✓ Secure rear yard of 0.6 acres
- ✓ 3.55m minimum eaves height to warehouse
- ✓ Separate yard/car parking to front
- ✓ First floor offices



LOCATION

The site is prominently situated with frontage onto Somerford Road. It is excellently located close to the junction of the A35 Christchurch Bypass and the A337 Highcliffe Road, 1.5 miles to the east of Christchurch Town Centre. Somerford Road provides a mix of retail, leisure, trade, industrial and residential accommodation.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Front showroom	2,903	270
Middle and rear workshop	2,202	205
Right hand side workshop 1	2,797	260
Right hand side workshop 2	1,114	103
First floor offices	1,114	103
Total	7,927	736

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

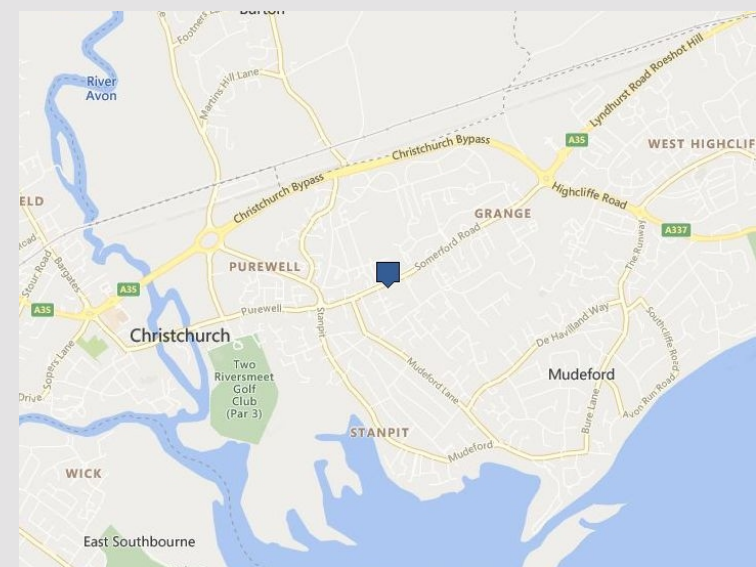
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

£75,000 per annum

TERMS

Available by way of an assignment or sublease for the remainder of the term (subject to terms) or a new lease could be agreed, subject to terms directly with the Landlord.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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