

TO LET

MODERN END TERRACE INDUSTRIAL PREMISES

1,277 SQ FT // 119 SQ M

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

UNIT 10 AVRO BUSINESS PARK
MOSQUITO WAY, CHRISTCHURCH, DORSET BH23 4FN

SUMMARY >

- 4 CAR-PARKING SPACES
- BUILT IN 2016
- LED LIGHTING
- 3 PHASE ELECTRICITY AND GAS
- INTERNAL EAVES HEIGHT 5.1M

RENT: £17,750 PER ANNUM EXCL.



4 Allocated
Parking Spaces



Internal Eaves
Height



B - 32
EPC Rating

REF:
W79434

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Location

- Located to the east of Christchurch town centre
- Mosquito Way is accessed from Grange Road
- Grange Road leads to the A337 which connects to the A35 Christchurch bypass/Lyndhurst Road
- The A35 connects with the main A338 dual carriageway via the A3060

Description

- End terrace
- Brick outer, blockwork inner wall construction
- Composite steel cladding to upper elevations
- Steel portal frame
- Steel clad mono pitched roof incorporating daylight panels
- Power floated concrete floor
- Electric sectional up and over loading door
- Internal eaves height 5.1m
- Unisex disabled WC
- 3 phase electricity, gas and telecom
- Alarm
- Security cameras
- Separate personnel door
- Tarmacadam access road
- Concrete loading apron
- LED lighting

Accommodation

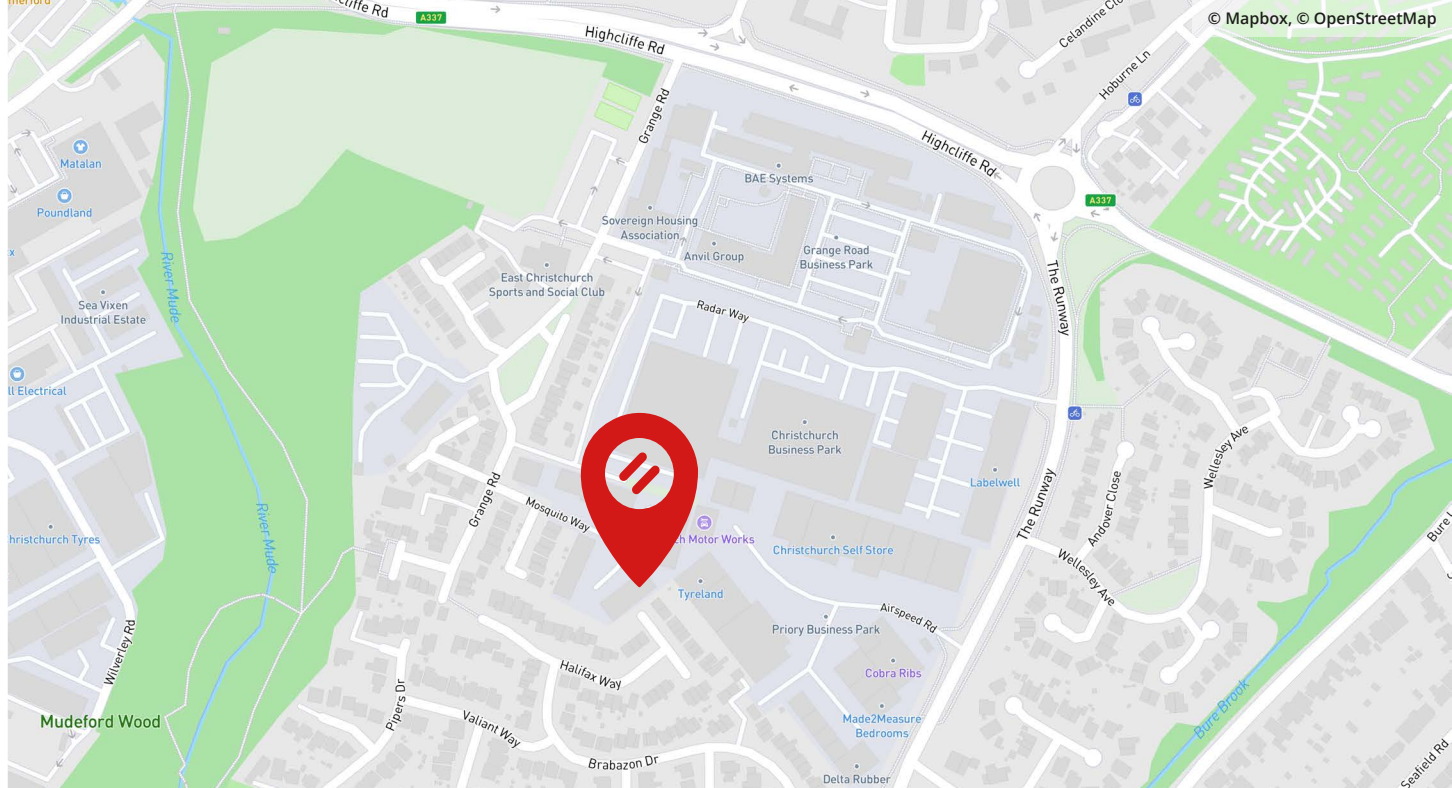
sq m sq ft

Total gross internal area approx. 119 1,277

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.



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Rent

£17,750 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£12,000 (from 1.4.23) 100% small business rates relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep, repair, maintenance and management of the common parts within the estate. Interested parties are advised to make further enquiries.

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.

Viewing

Strictly by prior appointment through the joint sole agents Goadsby, through whom all negotiations must be conducted.



Joshua Adamson

joshua.adamson@goadsby.com
07500 894599

Joseph Holderness

joseph.holderness@goadsby.com
07879 435387



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Planning

B1 planning consent has been granted for Units 2-3 & 10-17. B1/B8 planning consent has been granted for Units 4-9. Delivery and collection times linked to the B8 use shall not operate outside of the hours of 07:30 – 18:00 Monday to Saturday, 08:00 – 13:00 Sundays.

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)