



129 Somerford Road
Christchurch, BH23 3PY



TO LET

Roadside Industrial/ Trade Counter Unit
Secure Open Storage
2,649ft²

Description

The Property comprises a trade counter unit alongside an industrial unit with two roller shutter doors. There are staff facilities and an office between the two units. The doors and windows all benefit from security shutters. The trade counter has a suspended ceiling on the ground floor with a full mezzanine floor above. The trade counter unit has a maximum eaves height of 5m and the workshop has a maximum eaves height of 4m. There is LED lighting. The unit will be refurbished to provide new staff toilets and kitchenette.

There are yards secured with palisade fences either side of the unit and ample car parking at the front of the property.

The main roller shutter door is 3.55 m high x 3.00 m wide and the second roller shutter door which leads to the secure yard is 3.07 m high x 2.10 m wide.

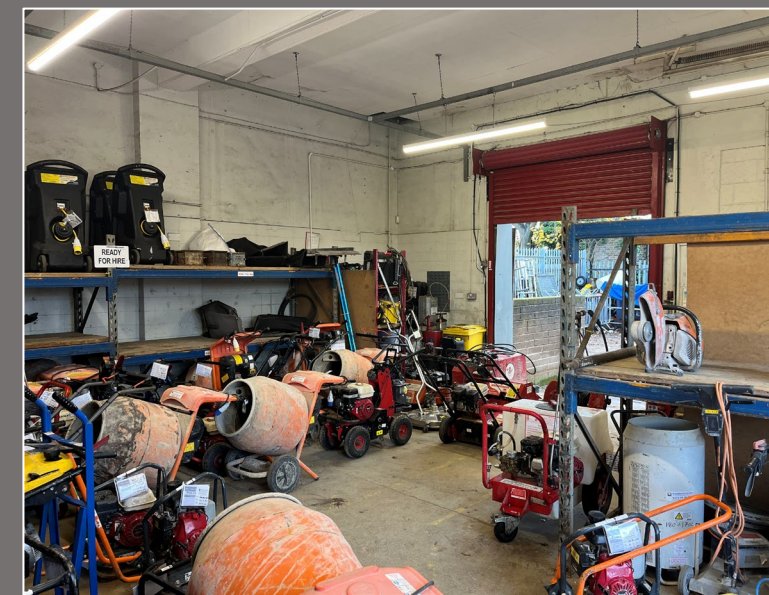
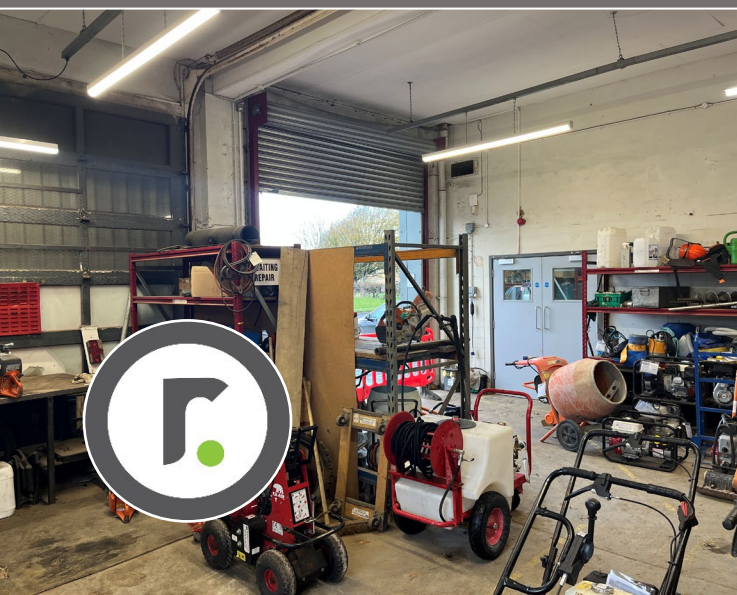
Accommodation

Building	Description	Sq Ft (GIA)
Trade Counter	Ground floor office/ trade counter, small office with first floor mezzanine storage.	1,516
Staff Office and Facilities	Office, male and female WC's and kitchen.	427
Workshop	Open plan workshop with two roller shutter doors.	706
	TOTAL (GIA)	2,649



Indicative Site Plan from Google





Location

The property is located in a very prominent position on Somerford Road, which is the main thoroughfare through the commercial and industrial hub of Christchurch. The property is located within close proximity to the established business parks and industrial estates all of which are accessed from Somerford Road. The area benefits from good transport connections, offering convenient access to the A35 which connects Southampton to Bournemouth via the New Forest, Bournemouth Airport is 6.5 miles to the north.

Terms

The property is available on a new fully repairing and insuring lease for an initial rental of £36,500 per annum exclusive.

EPC

To be provided.

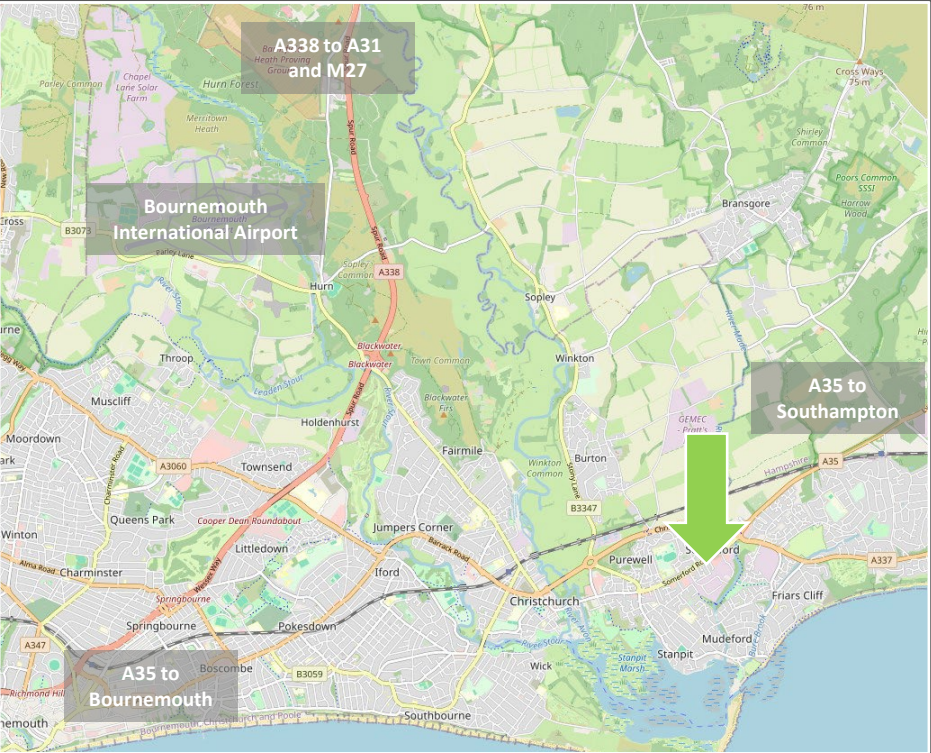
VAT

We understand that VAT is not payable.

Business Rates

The rateable value of the property from April 2026 is £15,000. All enquiries to BCP Council.

Destinations	Miles
A35	0.5
Christchurch Railway Station	2.0
Bournemouth Airport	6.5
Bournemouth Town Centre	7.0
M27 J1	15.0



129 Somerford Road, Christchurch

SAT NAV: BH23 3PY

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Lauren Udall
Realest

Nick Atkinson
Hurst Warne

07799 623239
lauren.udall@realest.uk.com

07801253129
nick.atkinson@hurstwarne.co.uk



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.