

CHRISTCHURCH TRADE PARK

SOMERFORD ROAD, CHRISTCHURCH, DORSET BH23 3PY

FULLY LET
DRIVE-THRU

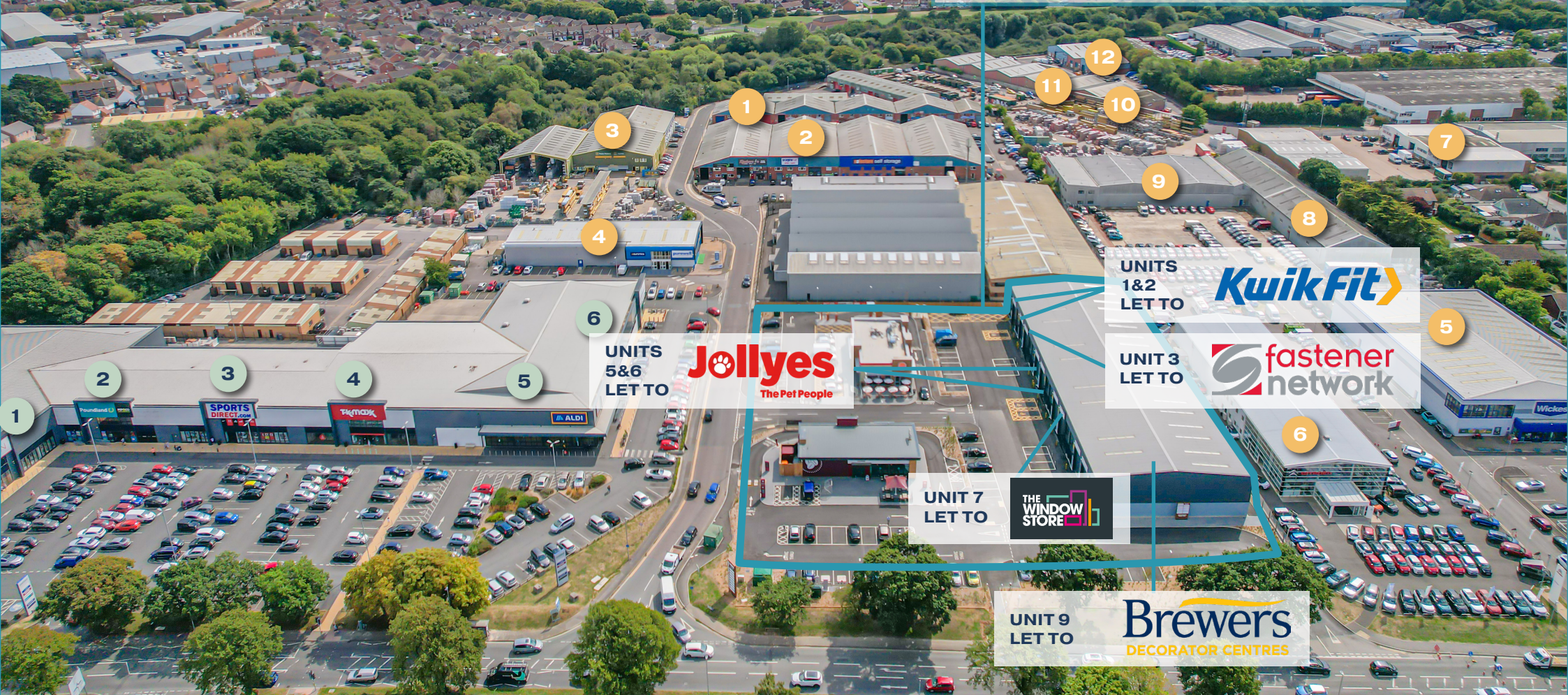
LAST REMAINING TRADE UNITS TO LET



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CHRISTCHURCH

TRADE PARK



SURROUNDING OCCUPIERS

- | | | |
|-----------------------|------------------|----------------------------|
| 1 Eurocell | 5 Wickes | 9 Elliotts |
| 2 Screwfix | 6 Penton Citroën | 10 Kwik Fit |
| 3 Travis Perkins | 7 Benchmarx | 11 Euro Car Parts |
| 4 Purewell Electrical | 8 Howdens | 12 Williams Trade Supplies |

METEOR SHOPPING PARK

- | | |
|-----------------|-----------------|
| 1 Matalan | 4 TK Maxx |
| 2 Poundland | 5 ALDI |
| 3 Sports Direct | 6 Easy Bathroom |

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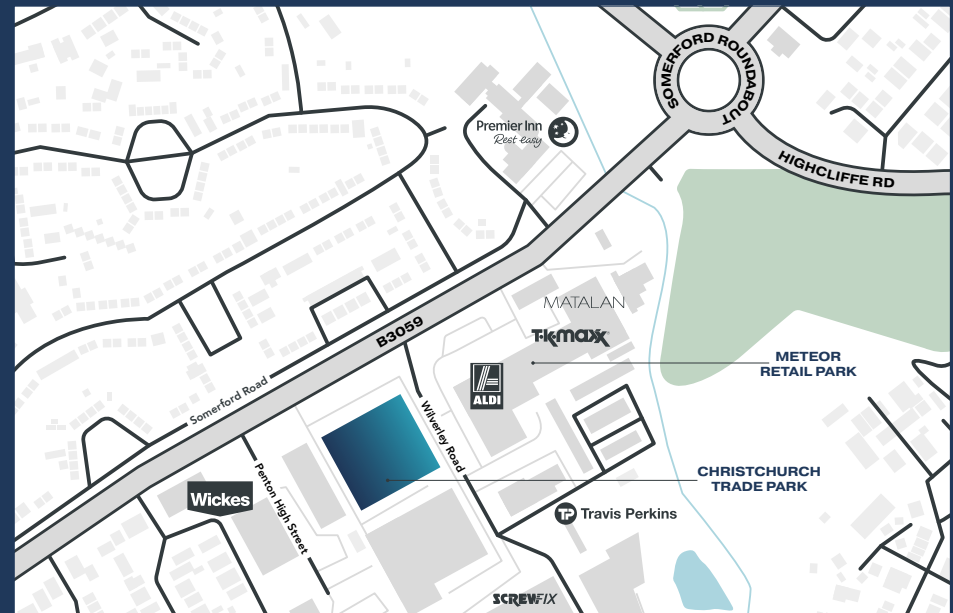


An exciting new Trade Counter development in the heart of Christchurch comprising 9 units and 2 Drive Thru units let to Burger King and Costa Coffee.

Christchurch Trade Park is prominently situated opposite Meteor Retail Park, on the corner of Somerford Road and Wilverley Road, an established retail, trade, leisure, industrial and residential location. The development incorporates a number of sustainability features.

HIGHLIGHTS

- Main arterial route with 35,000 vehicles movements daily
- Trade counter units from 2,570 sq ft (238 sq m) can be combined and tenant option to install mezzanine floor of 500 sq ft**
- Class B1,B2 & B8 planning consent
- Large Totem tenant signage in prominent road side location
- Clear internal min 6.5m eaves height
- Partially glazed frontages
- High quality profile elevations
- 4 parking spaces per unit
- EV charging installed as base build
- BT fibre installed
- 45 KVA per unit
- EPC 'A' Rating

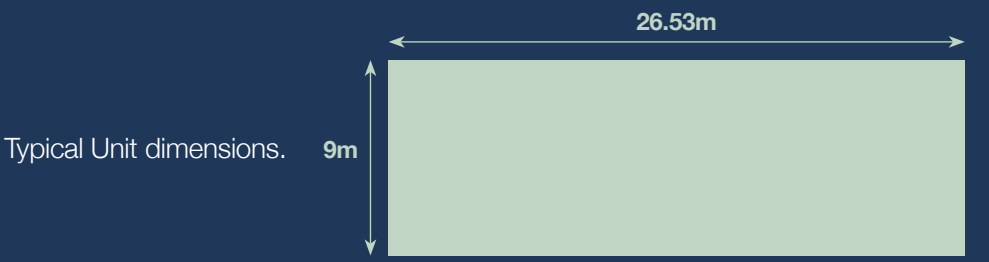




UNIT SCHEDULE

Unit	Size (sq ft)	Parking	Accessbile parking	EV charging units	Quoting rent £'***
1&2	LET TO KWIK FIT				
3	LET TO FASTENERS UK				
4	UNDER OFFER				
5	LET TO JOLLYES				
6	LET TO JOLLYES				
7	LET TO THE WINDOW STORE				
8	2595	4	-	Single	£36,400 pax
9	LET TO BREWERS DECORATING CENTRES				

***Excluding VAT, Rates, Service Charge and all other outgoings.



**Mezzanine can be built as per site plans if requested

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Terms – To let on new leases.

Rent – See unit schedule

Rates – To be assessed

Service Charge – Details to be provided

Legal Costs – Each party to responsible for their own legal fees incurred in the transaction.

FOR FURTHER INFORMATION, CONTACT



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