



**COURT LANE BUSINESS PARK, COURT LANE,,
CHRISTCHURCH, BH23 7BN**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

506 TO 6,648 SQ FT (47.01 TO 617.62 SQ M)



Summary

BRAND NEW INDUSTRIAL/WORKSHOP UNITS

| | |
|-----------------------|--|
| Available Size | 506 to 6,648 sq ft |
| Business Rates | To be assessed upon completion. |
| Estate Charge | There will be an estate service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries. |
| EPC Rating | Upon enquiry |

- Brand new industrial/workshop units
- Ability to lease individually or combine units
- Due to be ready for occupation from March 2026
- Target EPC A rating
- On site car parking
- LED lighting
- W.C & kitchenette facilities

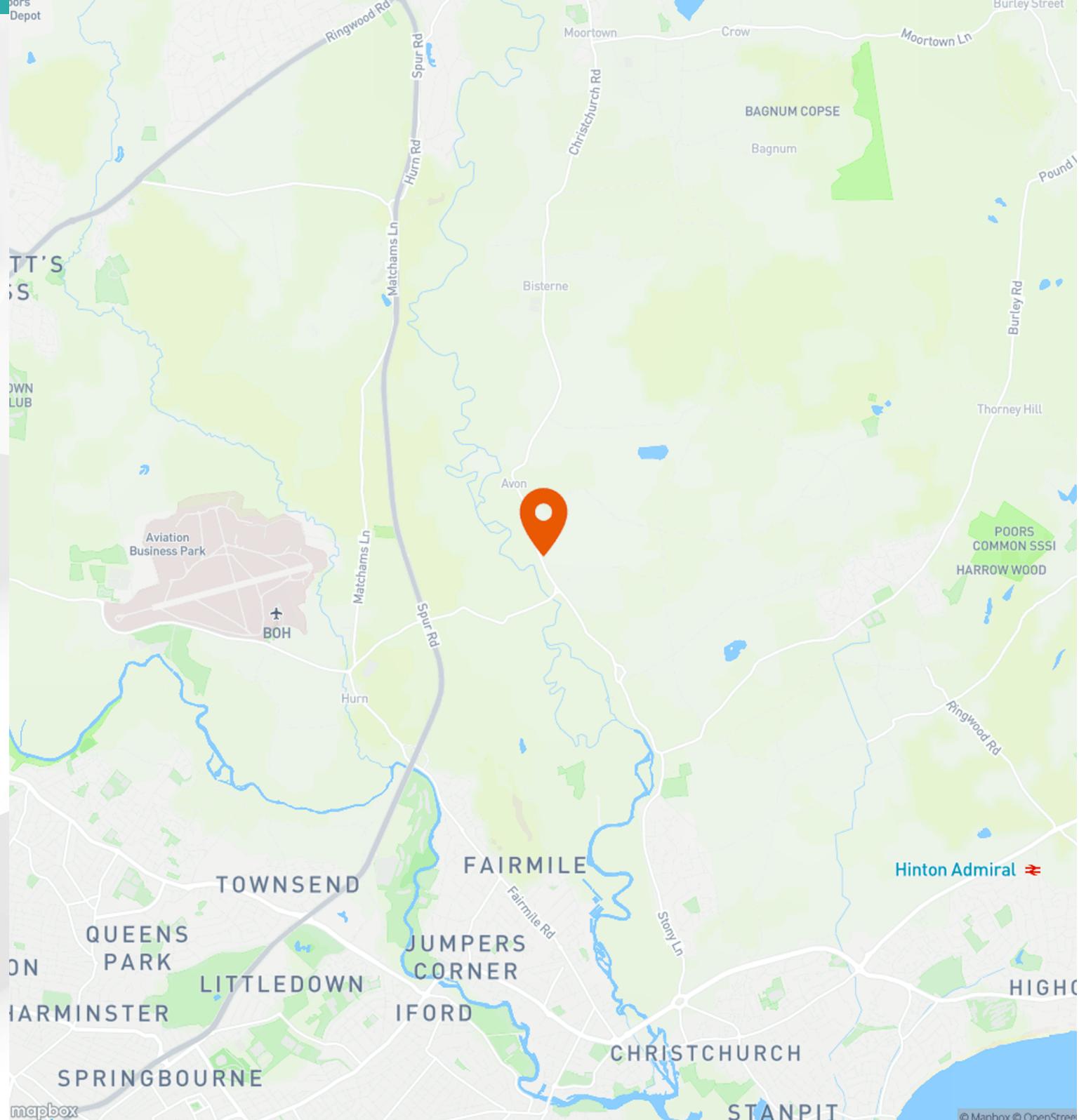


Location



Court Lane Business Park
Court Lane,, Christchurch,
BH23 7BN

Court Lane Business Park is a mixed-use development accessed off the B3347 Ringwood Road and is situated adjacent to the Avon Causeway. The B3347 provides direct links to Ringwood to the north and the A35 to the south, providing good communication access across the conurbation. Bournemouth Airport is located approximately 2.5 miles distant from the premises.





Further Details

Description

Court Lane Business Park comprises 7 brand new industrial/workshop units of steel portal frame construction with profiled steel clad elevations and a pitched steel clad roof. The ground floor is concrete, the internal eaves height ranges from approximately 3-4 metres and access is via a combination of roller shutter doors and double personnel doors. Internally there is LED lighting, disabled W.C and kitchenette facilities. Externally, there is a concrete forecourt providing car parking.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|--------------|--------------|---------------|----------------|--------------|
| Unit - 1 | 1,085 | 100.80 | £15,000 /annum | Available |
| Unit - 2 | 506 | 47.01 | £8,500 /annum | Available |
| Unit - 3 | 1,085 | 100.80 | £15,000 /annum | Available |
| Unit - 4 | 932 | 86.59 | £12,000 /annum | Available |
| Unit - 5 | 940 | 87.33 | £12,000 /annum | Available |
| Unit - 6 | 1,050 | 97.55 | - | Under Offer |
| Unit - 7 | 1,050 | 97.55 | £12,000 /annum | Available |
| Total | 6,648 | 617.63 | | |

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.

Planning Consent

Planning consent has been granted for commercial business and service uses within Class E (c) (i), (ii) & (iii), (e) and Class E (g) (i), (ii) & (iii).

Lease Terms

The premises are available to lease by way of a new full repairing and insuring leases for a negotiable term, subject to periodic rent reviews.

EPC Rating

Target A

Legal Costs

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

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.

Working Hour Restrictions

There shall be no deliveries, loading or unloading of vehicles outside the hours of 7am-7pm Monday – Friday and 8am-1pm on Saturdays and no loading or delivery access on Sundays or Bank Holidays.





Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)