

FOR SALE

MODERN INDUSTRIAL/WAREHOUSE PREMISES

256 SQ M // 2,745 SQ FT



BUSINESS SPACE

goadsby

UNIT 2 CHRISTCHURCH BUSINESS PARK
THE RUNWAY, CHRISTCHURCH, DORSET, BH23 4FL

SUMMARY >

- MODERN MID-TERRACE INDUSTRIAL/WAREHOUSE PREMISES
- 6.8M EAVES HEIGHT
- 7 ALLOCATED CAR-PARKING SPACES

PRICE: £499,950 EXCLUSIVE OF VAT



7 Allocated
Parking Spaces



Internal Eaves
Height



D - 100
EPC Rating



Excellent
Transport Links

REF:
w12527

UNIT 2 CHRISTCHURCH BUSINESS PARK
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Location

Christchurch Business Park is located on an 8 acre site formerly occupied by BAE Systems and is approximately 2.5 miles east of Christchurch Town Centre and next door to Priory Industrial Park. The development fronts The Runway which is access from the A337 Highcliffe Road. The A337 connects with the A35 which leads to the M27/M3 motorway networks.

Description

The premises are constructed with a mix of composite panels/profile steel insulated cladding and brick/blockwork walls. There is an insulated pitched steel clad roof incorporating daylight panels supported upon a steel portal frame and there are windows at ground and first floor level within the front elevation. There is an electric sectional up and over loading door measuring approximately 4.5m high x 3.6m wide. There is a power floated concrete floor and a unisex WC and shower.

A set of stairs lead to the carpeted open plan first floor office area incorporating a suspended ceiling with recessed lighting and electric heating.

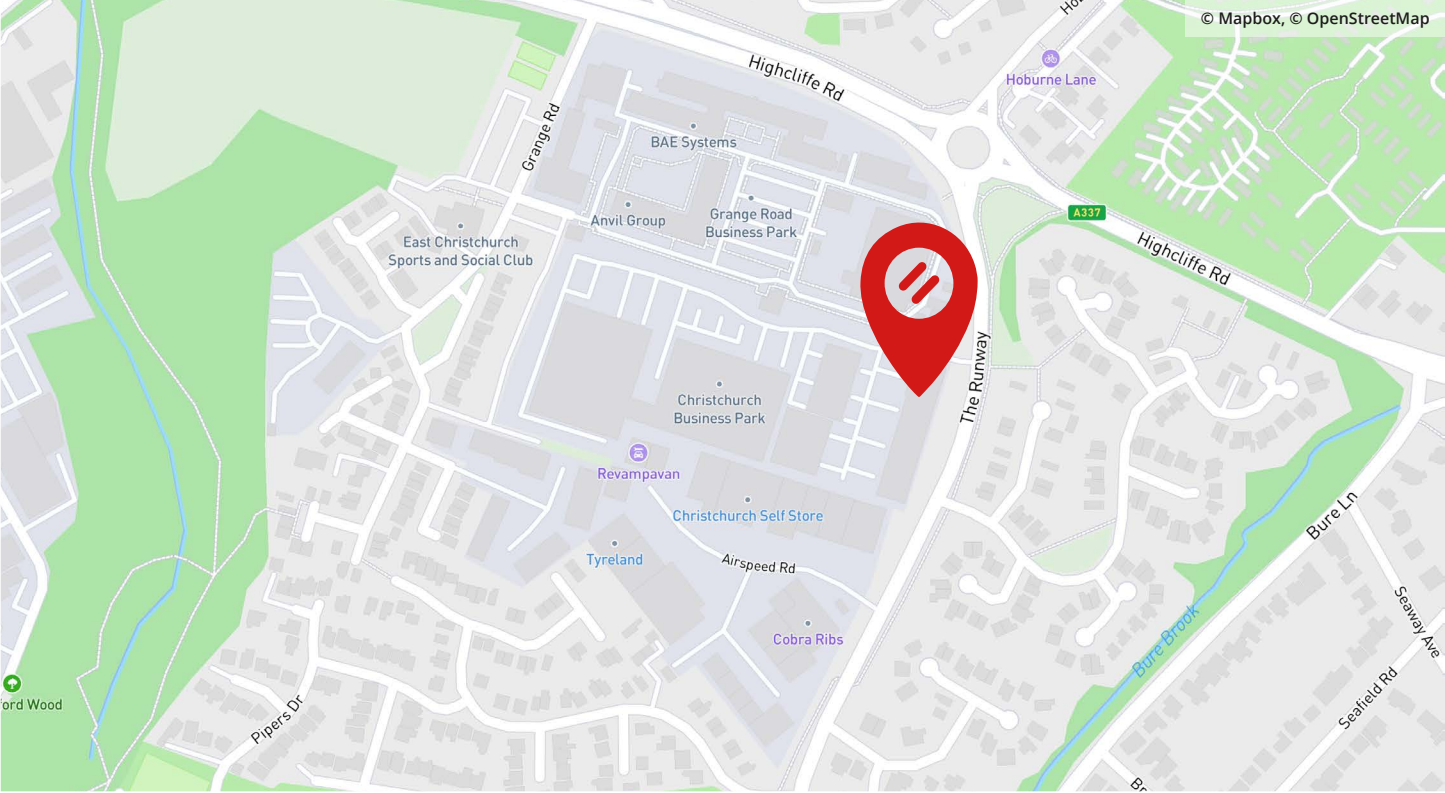
3 phase electricity is connected and gas is available immediately outside the unit for an occupier to connect to the supply if required.

Externally, there is a loading apron and a concrete car-park with 7 allocated car spaces.

Accommodation

	sq m	sq ft
Ground floor	223	2,395
First floor office	33	350
Total gross internal area approx.	256	2,745

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



Tenure

Freehold with vacant possession.

Price

£499,950 plus VAT.

Rateable Value

£24,250 (from 1.4.23)

Legal Costs

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

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 sole agents Goadsby, through whom all negotiations must be conducted.



Joshua Adamson

joshua.adamson@goadsby.com
01202 550110 // 07500 894599



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.

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