TO LET



MODERN HIGH BAY SEMI-DETACHED INDUSTRIAL/WAREHOUSE PREMISES

6,026 SQ FT (560 SQ M)

UNIT 9, CHRISTCHURCH BUSINESS PARK, RADAR WAY, CHRISTCHURCH BH23 4FL



8m
Eaves

12
Parking Spaces

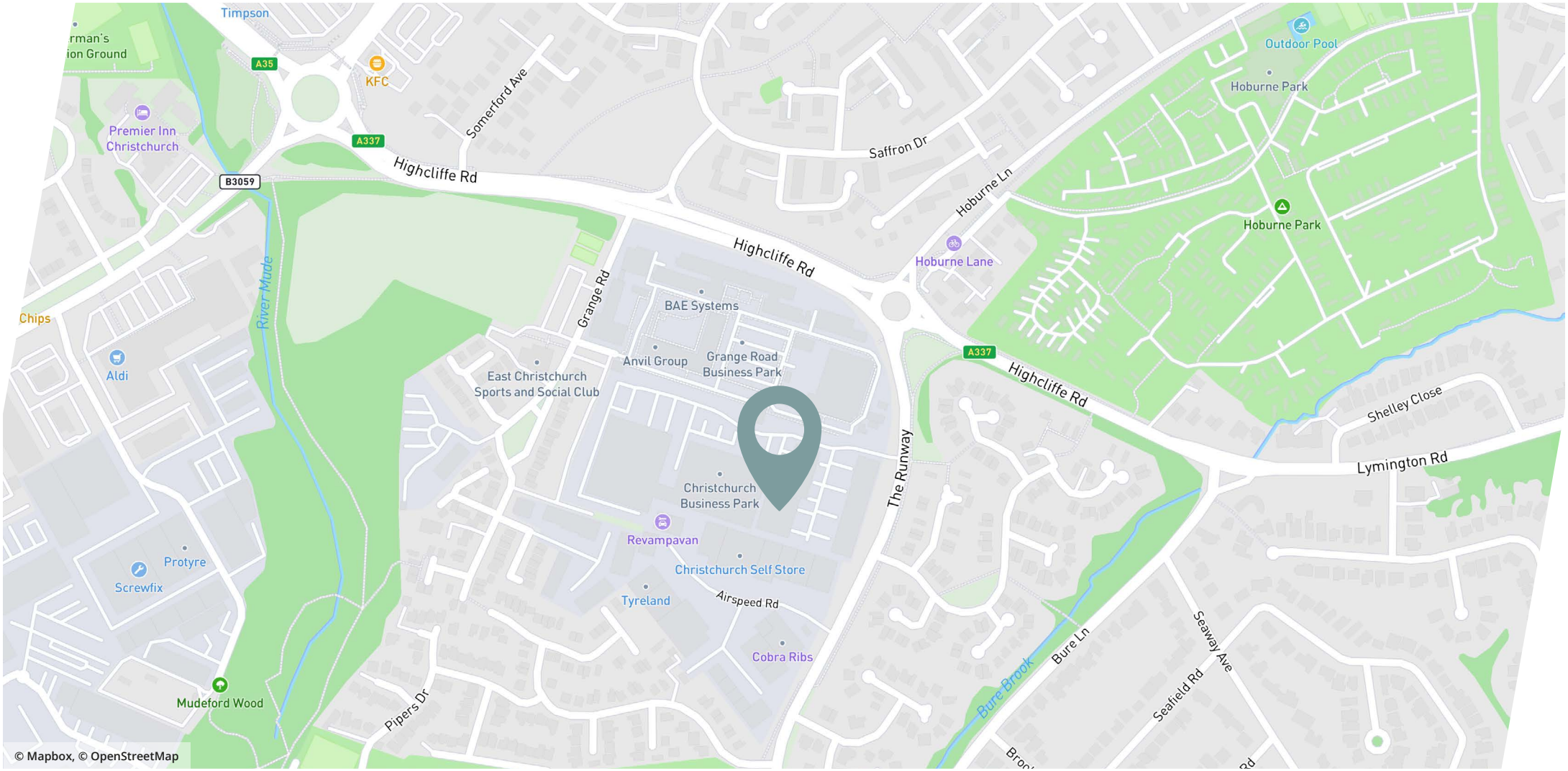
3 Phase
Electric supply

RENT:
£66,000 PAX

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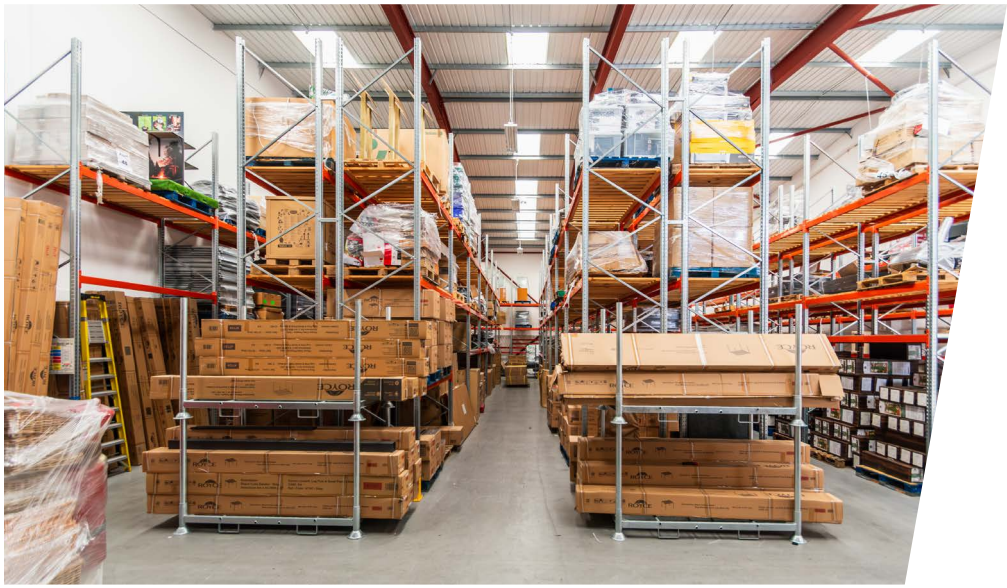


LOCATION

- Christchurch Business Park is approximately 2.5 miles East of Christchurch town centre
- The development fronts Radar Way, which is accessed via the A337
- The A337 connects to the A35 which leads to the M27/M3 motorway networks.

>> LOCATION MAP **>> AERIAL VIEW** **>> WHAT3WORDS**





DESCRIPTION

- Blockwork inner wall construction
- Profiled cladding to elevations
- Pitched insulated steel clad roof incorporating daylight panels
- Steel portal frame
- Internal eaves height 8m
- Double glazed windows at ground and first floor level
- Power floated concrete ground floor
- Electric sectional up and over loading door – 3.64m wide x 4.44m high
- 3 phase electricity
- Halogen lighting
- WC
- 12 allocated car parking spaces
- Concrete loading apron
- Fixed racking to remain if required

ACCOMMODATION

	sq m	sq ft
Total gross internal area approximately	**560**	**6,026**

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

RENT

£66,000 per annum exclusive.

Exclusive of business rates, VAT, service charge and insurance premium and utilities payable quarterly in advance by standing order.

LEASE

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



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SERVICE CHARGE

A service charge may be payable, interested parties are advised to make further enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC RATING

Commissioned.

RATEABLE VALUE

To be reassessed.

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.

VIEWINGS

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

goadsby
goadsby.com
01202 550055

JOSHUA ADAMSON
joshua.adamson@goadsby.com
07500 894599

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.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

FINANCIALS
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.