



**UNIT 2 COURT LANE BUSINESS PARK, COURT LANE,  
CHRISTCHURCH, BH23 7BN**

**INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET**

**506 SQ FT (47.01 SQ M)**



# Summary

## BRAND NEW INDUSTRIAL/WORKSHOP UNIT

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 506 sq ft                                                                                                                                             |
| Rent           | £8,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance. |
| Business Rates | To be assessed upon completion.                                                                                                                       |
| EPC Rating     | Upon enquiry                                                                                                                                          |

- Brand new industrial/workshop unit
- 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

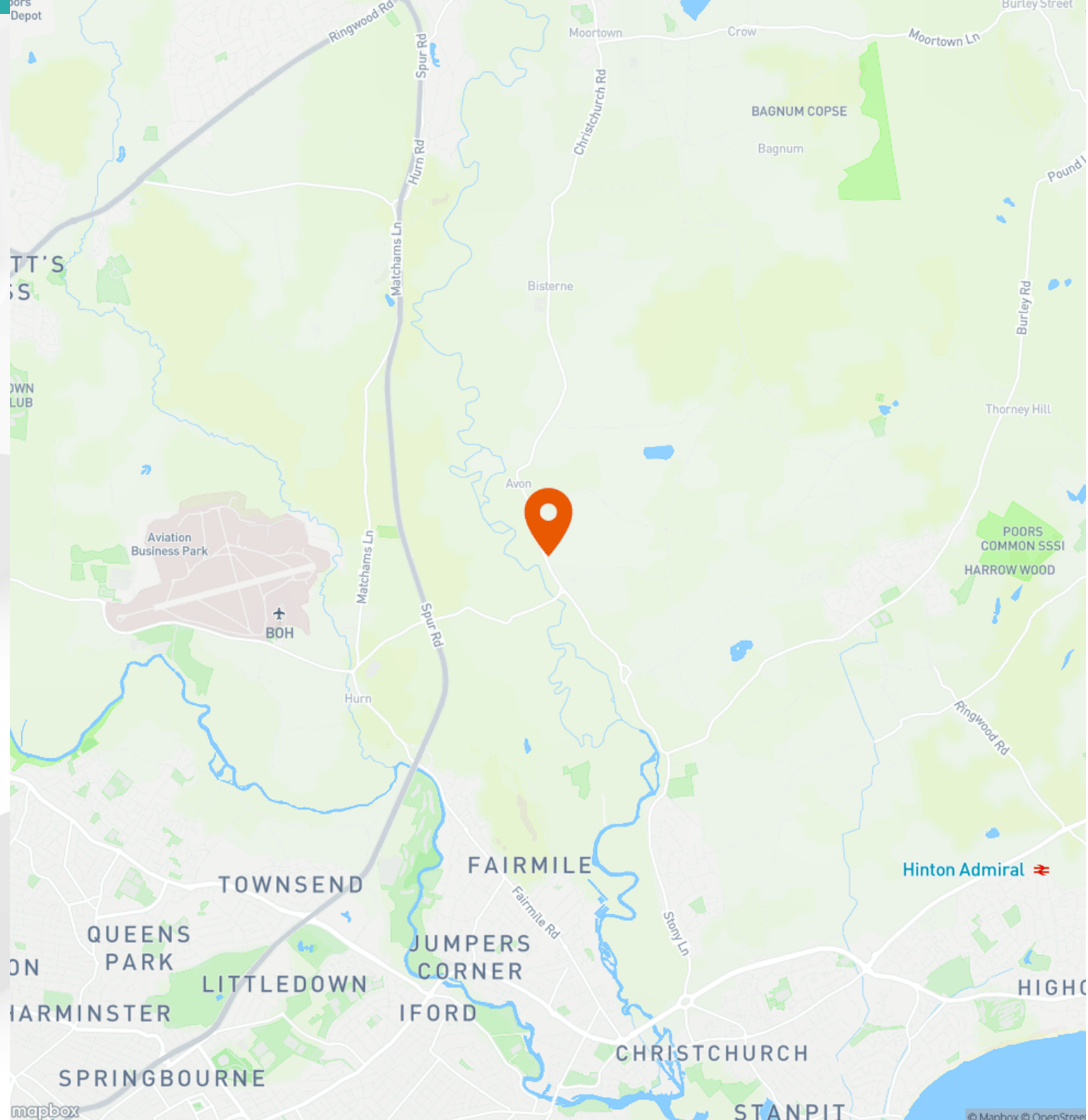


# Location



**Unit 2 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

Unit 2 is a mid terrace industrial/workshop unit 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 is approximately 3 metres and access/loading is via double personnel doors. Internally there is LED lighting, disabled W.C and kitchenette facilities. Externally, there is a concrete forecourt providing 2 car parking spaces.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Rent          | Availability |
|--------------|------------|--------------|---------------|--------------|
| Unit - 2     | 506        | 47.01        | £8,500 /annum | Available    |
| <b>Total</b> | <b>506</b> | <b>47.01</b> |               |              |

## 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

## Estate Service 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.

## 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.

## 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.

## 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



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