

**Unit 40 Churchill
Business Park**
Provence Drive, Off Magna Road, Dorset, BH11 9GH



TO LET
New Industrial/Warehouse Unit With 6.27m Eaves & Parking
1,530 Sq Ft



Churchill Business Park

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Green Credentials...



EPC Ratings:
A



Low Air
Permeability



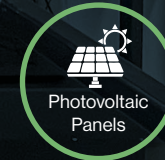
High Performance
Insulated
Cladding



BREEAM®
Target:
Good



Cycle
Storage



Photovoltaic
Panels



EV Charging
Points

Specification

The unit has been built to the following specification:

- Brick outer, blockwork inner wall construction
- Steel portal frame
- Trapezoidal/microrib cladding to upper elevations
- Steel clad insulated roof with 10% daylight panels
- UPVC windows at ground and first floor
- Internal eaves height 6.27m
- Power floated concrete ground floor
- Timber decked steel framed mezzanine & steel staircase
- LED Lighting & 3 phase electricity
- Electric roller shutter door
- Unisex disabled WC
- UPVC Personnel door
- Allocated car-parking
- 1 no. electric car charging point
- Photovoltaic panels on the roof

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Location

 [what3words](https://www.what3words.com/) reflect.opts.scouts

Churchill Business Park is located approximately 3 miles from the A31 and is accessed from Provence Drive via the A341 Magna Road which connects to the A349. The A349 leads to the A31 which provides connections to the M27 and M3 to the North East and the A35 to the West.

Approximate distances by car: 

A31: 3 miles

Bournemouth: 6 miles

Poole: 6 miles

M27: 28 miles

Southampton: 31 miles

Winchester: 42 miles

M3: 42 miles

London: 108 miles

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The Site



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Rent

£18,750 per annum exclusive.

Lease

The premises are available to let by way of new full repairing and insuring leases incorporating upward only, open market rent reviews every 3 years.

Accommodation

Ground Floor	96 sq m // 1,030 sq ft
First Floor	48 sq m // 500 sq ft

Rateable Value

£19,750 (from 1.4.26)

Permitted Use

Detailed planning permission has been granted for Use Classes B1c (Light Industrial), B2 general industrial and B8 storage and distribution uses not including special industrial groups A-E (use classes B3-B7).

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

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.

VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

Legal Costs

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

Further information



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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.

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](#).

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.

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Parking Plan

Not to scale
Illustration only



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