



**UNIT 14 PRIORY INDUSTRIAL PARK, CHRISTCHURCH,  
BH23 4HE**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

3,712 SQ FT (344.86 SQ M)



# Summary

## TO LET - TO BE REFURBISHED - INDUSTRIAL/WAREHOUSE UNIT

<b>Available Size</b>	3,712 sq ft
<b>Rent</b>	£46,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
<b>Rates Payable</b>	£21,332.25 per annum (1.04.26)
<b>Rateable Value</b>	£42,750
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	D (94)

- Unit to be refurbished
- 8 car parking spaces (if double parked)
- Ground floor office
- 5.15m internal eaves height



Photograph shows Unit 15

# Location



**Unit 14 Priory Industrial Park,  
Christchurch, BH23 4HE**

Priory Industrial Park is located on Airspeed Road, accessed from The Runway via the A337, which connects with the A35 dual carriageway providing road connections to the main networks. Christchurch Town Centre is located approximately 2.5 miles distant from the premises. Bournemouth Airport is located approximately 6 miles distant.



# Further Details

## Description

Priory Industrial Park comprises of 21 units totalling approx. 123,000 sq ft.

Unit 14 is an end-terrace industrial/warehouse premises of brick outer, blockwork inner wall construction supported upon a steel portal frame, with steel cladding to the upper elevations and a steel clad insulated roof. The ground floor is concrete, the internal eaves height is approx. 5.15m and the loading door measures approx. 3.4m W x 3.9m H. Internally, there is a personnel door leading to the ground floor office which will benefit from carpets, electric heating and LED lighting. There are male and female W.C facilities and 3 phase electricity is available. The unit will be refurbished to the same specification as Unit 15.

Externally, there is a concrete forecourt providing loading access and 8 car parking spaces (if double parked).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,712	344.86	Let
<b>Total</b>	<b>3,712</b>	<b>344.86</b>	

## Viewings

Strictly by appointment through the sole agent.

## Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only, open market rent reviews.

## Legal Costs

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

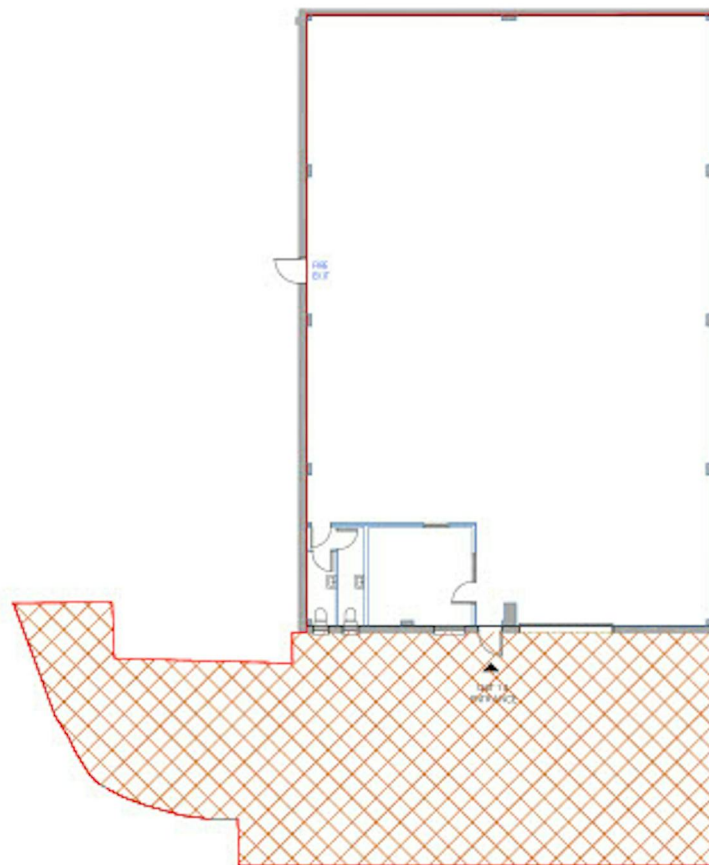
## AML

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.

## Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate on a proportional basis. Interested parties are urged to make further enquiries.

PLEASE NOTE THIS IS A PLAN OF THE PROPERTY AND NOT A PHOTOGRAPH OF THE PROPERTY. THE PROPERTY IS NOT BEING SOLD AS SEEN.



GROUND FLOOR PLAN SCALE 1:200



LOCATION PLAN SCALE 1:1250

## Enquiries & Viewings



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