



**UNITS 16 AND 17, SEA VIXEN INDUSTRIAL ESTATE,
WILVERLEY ROAD, CHRISTCHURCH, BH23 3RU**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

875 TO 1,750 SQ FT (81.29 TO 162.58 SQ M)



Summary

TO LET - TERRACED INDUSTRIAL PREMISES

Available Size	875 to 1,750 sq ft
Rent	£14,000 - £28,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Business Rates	To be re-assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as B-C (35-51)

- Terraced industrial/warehouse units
- Located on popular industrial park
- 3 allocated car parking spaces and a loading area per unit
- *Small Business Rates Relief available



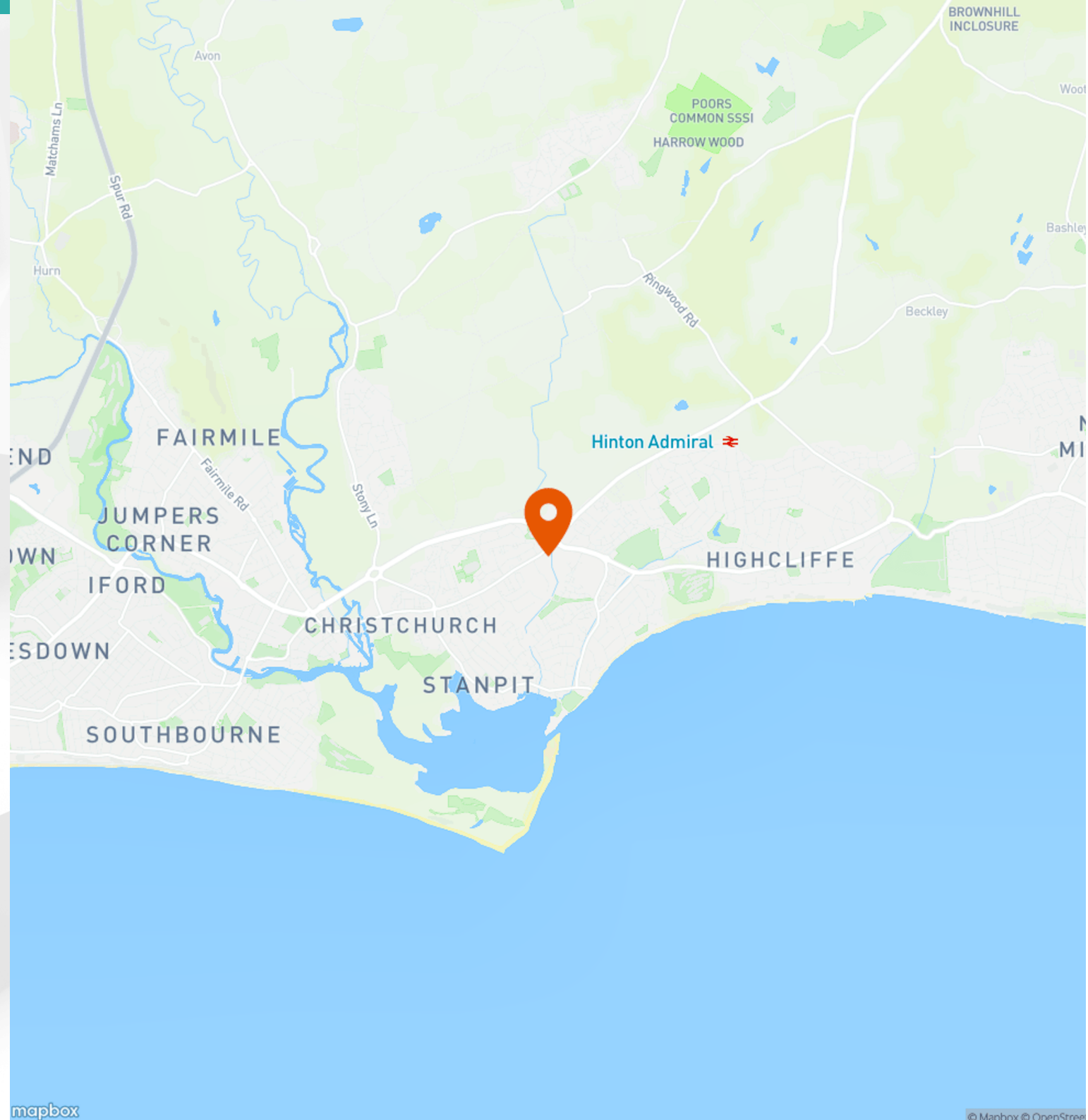
Location



**Units 16 and 17 Sea Vixen
Industrial Estate, Wilverley
Road, Christchurch, BH23 3RU**

The property is situated on Sea Vixen Industrial Estate, accessed from Wilverley Road within Christchurch's well-established Somerford commercial area. The estate is positioned close to the junction of the A35 Christchurch Bypass and the A337 Lymington Road, providing convenient connections to Christchurch, Bournemouth, the New Forest and the wider regional road network.

Christchurch town centre is approximately 2 miles away, while the surrounding Wilverley Road and Somerford Road area offers a range of retail, trade-counter and food amenities for occupiers and staff.





FIRE EXIT

Further Details

Description

The terraced steel-portal framed units are constructed of mainly blockwork inner and brickwork outer wall. Each unit has a pitched steel clad roof incorporating daylight panels, together with windows to the front elevation. The internal eaves height is approximately 3.75m.

Loading to each unit is by way of a roller shutter door measuring approximately 3m (width) x 3.3m (height). Each unit also benefits from a personnel door, W.C. facility, air conditioning and concrete floor. Security shutters are fitted to the personnel doors and, on some units, to the windows. 3-phase electricity is available.

Externally, each unit benefits from 3 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 16	875	81.29	Available
Unit - 17	875	81.29	Available
Total	1,750	162.58	

Viewings

Strictly by appointment only through the joint agents.

Terms

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

Legal Costs

Each party is 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.

Rateable Value

The units are currently assessed together and will need to be reassessed. We are anticipating each unit to qualify for Small Business Rates Relief following the reassessment.

*Small Business Rates Relief is currently available on properties with a rateable value less than £15,000 subject to conditions. Interested parties are urged to make further enquiries.





Enquiries & Viewings



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