

## TO LET

### INDUSTRIAL/WAREHOUSE PREMISES

Unit 8  
Hughes Business Centre  
Wilverley Road  
Christchurch  
BH23 3RU

1,726 sq ft (160.3 sq m) approx. gross internal

**£14,000** per annum exclusive



Reference: 1521/JEL

## LOCATION

The property is located within a small modern development of industrial/warehouse units on the established Wilverley Road Industrial Area. Wilverley Road connects with Somerford Road close to the junction with the A35 Christchurch By Pass and the A337 Lymington Road, Christchurch town centre is approximately 2 miles away.

## DESCRIPTION

The premises comprise an end terrace unit constructed of brick/block lower elevations with steel cladding to upper elevations and a steel portal frame supporting a pitched roof incorporating translucent daylight panels.

Features include:-

- \* 2-storey office section at the front of the building
- \* Adjoining factory/warehouse
- \* WC's
- \* Roller shutter loading door
- \* Concrete floor
- \* Allocated on site car parking spaces

## ACCOMMODATION

Ground floor factory, office, WC	1,364 sq ft	(126.7 m <sup>2</sup> )
First floor offices, WC	362 sq ft	( 33.6 m <sup>2</sup> )
Total gross internal area	1,726 sq ft	(160.3 m <sup>2</sup> )

Measured on a gross internal basis

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.



## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning Department of BCP (Christchurch) Council tel: 01202 486321 in connection with their own proposed use of the property.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

**£14,000** per annum exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.

## LEGAL COSTS

As is customary the ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the preparation and granting of a lease.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

The District Valuer's website provides the following information:- £11,250 (1 April 2017)

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoing.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting details

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-



Joe Lee  
[joe@nettsawyer.co.uk](mailto:joe@nettsawyer.co.uk)  
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