

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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**UNIT 3 SILVER BUSINESS PARK**

**CHRISTCHURCH BH23 3TA**

**405 SQUARE FEET (37.62 SQUARE METRES)**

## DESCRIPTION

This two-storey building forms part of a modern development of similar terraced buildings, all beneath insulated, profiled steel roofing and cladding, all above dark coloured brick elevations up to an approximate height of 2.75.

The accommodation is arranged on part of the first floor, which has been converted to full office specifications of a high standard throughout, creating a spacious, airy and contemporary environment.

The suites benefit from suspended acoustic tiled ceilings, fluorescent lighting, central heating, carpeting, a generous level of power and media points, a shared kitchenettes / break out area, plus male and female toilets. There will be on-site parking for 3 cars.

The suite can be provided fully equipped with furniture, as available. Arrangements should be made to contact BT or an alternative telecommunications supplier.

## FLOOR AREAS

### First Floor - Suite 2

**405 square feet/37.62 square metres**

Areas measured on site in accordance with RICS Code of Practice on a nett internal basis.

## TERMS

### Lease:

A new lease will be granted for a term by agreement, ideally for three or more years. The agreement can be determined on three months' notice.

### Rent:

£6,500.00 per annum exclusive (£541.67 pcm), payable quarterly or monthly in advance, plus VAT if applicable. This figure will include electricity consumed, building insurance and up-keep of the building.

### Deposit:

Equivalent to three month's rent, or £1,625.00.

### Occupation:

Immediate, upon completion of all legal formalities or sooner by agreement.

## BUSINESS RATES

The new occupier will be responsible for their own charges. However, as the Rateable Value will be less than £15,000 the suite is expected to be zero rated.

Any intended occupier should satisfy themselves as to the accuracy of this information by contacting BCP.

## LOCATION

The property is situated on the popular and well-established Silver Business Park which forms part of the Airfield Industrial Estate. Airfield Way is accessed via Somerford Road, being less than a mile from the Christchurch bypass and the A35 eastbound for Lyndhurst, Southampton and easy access to the M27 and M3 motorway networks.

Bournemouth is 6 miles to the west, Salisbury some 26 miles to the north, whilst Southampton is 26 miles to the east. Bournemouth International Airport at Hurn is some 7 miles distant, for flights to both national and international destinations.

## LEGAL COSTS

Each party will bear their own legal expenses.

## EPC

An Energy Performance Certificate has been requested and will be provided.

## VIEWING

Strictly by prior appointment with the Sole Agents, James Scott of Newton Scott, tel: 023 8033 7033.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

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