

To Let

**Unit 6 Christchurch Business Centre, Christchurch
Business Park, Radar Way, Christchurch, Dorset,
BH23 4FL**

2,039 sq ft (189.43 sq m) GIA



Location

Christchurch Business park is located on part of a site formerly occupied by BAE Systems. It is approximately 2.5 miles east of Christchurch town centre adjacent to the established Priory Industrial Park. The scheme will front The Runway, which is accessed via the A337 Highcliffe Road.

Description

the property comprises of a mid terrace industrial/warehouse unit which occupies a prominent position with good access to the local road network and local amenities.

The unit has a powered up and over roller door, ground and first floor windows and pedestrian entrance door.

There is 3 phase power distribution board and capped services ready for WC's to be fitted.

Unit 6 also benefits from allocated parking and forecourt loading.

Specification

The unit is built to the following high specifications:

- Steel portal frame
- 6m to underside of haunch
- A mixture of insulated metal sheet cladding and brickwork walls
- Pitched metal clad insulated roof with 10% day light panels
- Electrically operated overhead sectional door
- Power floated concrete floor
- Water, gas and 3 phase electricity
- Demised car parking
- Concrete loading apron

Legal Costs

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

EPC

This property has been graded as 90 D.

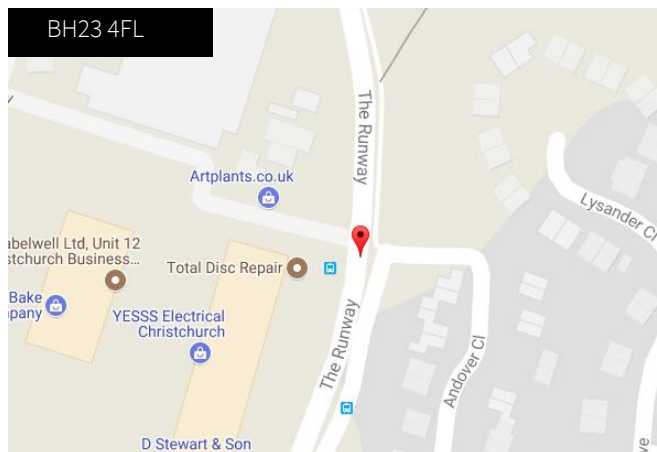
Rent

£17,000 per annum

Business Rates

Rates Payable (2017/2018): £8,393.99

(based upon Rateable Value: £17,524 and UBR: 47.9p)



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