

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## SMALL SERVICED OFFICE SUITE



**UNIT 2 SILVER BUSINESS PARK, CHRISTCHURCH, BH23 3TA.  
265 SQUARE FEET (24.62 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 the first floor, which has been converted to full office specifications of a high standard throughout, creating a spacious, airy and contemporary ambiance.

There are suspended acoustic tiled ceilings, fluorescent lighting, air conditioning cassettes, carpeting, a generous level of power and media points, a shared kitchenettes / break out area, plus male and female toilets.

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

There will be on-site parking for 4 cars.

## FLOOR AREAS

**First floor:** 265 square feet / 24.62 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 six or more months. The agreement can be determined on a month's notice.

**Rent:** £4,000.00 per annum exclusive (£333.33 pcm), payable 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 £1,000.00.

**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 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.

## EPC

### Energy Performance Certificate

Non-Domestic Building



The Hotline Group Ltd  
Unit 2, Silver Business Park, Airfield Way  
CHRISTCHURCH  
BH23 3TA

Certificate Reference Number:  
9871-3096-0984-0900-5405

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

122 This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 301  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 114.47  
Primary energy use (kWh/m<sup>2</sup> per year): 677.14

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
26 If newly built  
76 If typical of the existing stock

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## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through the vendor's sole agents, **James Scott of Newton Scott, tel: 023 8033 7033.**



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