

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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FREEHOLD OFFICE/INDUSTRIAL UNIT (MIGHT LEASE)



UNIT 2 SILVER BUSINESS PARK

CHRISTCHURCH BH23 3TA

3,210 SQUARE FEET (298.22 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, and dark brick elevations up to a 2.75 metre height.

There is an up and over loading door (9' tall, 10' wide, or 2.77 x 3.08 metres), adjacent to a glazed personnel door providing access to both floors. All windows are double glazed.

The first floor accommodation has been converted to full office specifications, and the standard of fittings is high throughout, with the majority of partitions being fully glazed to create a spacious and airy environment. The ground floor, previously to a similar full office specification, has been partially stripped and is used for more conventional warehouse / storage uses.

There are suspended acoustic tiled ceilings, fluorescent lighting, air conditioning cassettes, central heating radiators, carpeting, a generous level of power and media points, kitchenettes, plus male and female toilets.

There is on-site parking for 11 cars.

FLOOR AREAS

First floor: 1,605 square feet / 149.11 square metres

Ground floor: 1,605 square feet / 149.11 square metres

Total: 3,210 square feet / 298.22 square metres

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

TERMS

Freehold: On application.

Lease: A new FRI lease might be considered for a term of no less than three years, at an initial rent of £27,500 per annum exclusive.

BUSINESS RATES

According to the Valuation Office (voa.gov.uk) the rateable value is £27,750.00, and therefore the current (2021/2) rates payable figure would be £13,847.25 (the rate in pound is 0.49.9 for RV figures less than £51,000). Any intended occupier should satisfy themselves as to the accuracy of this information.

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

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.

LEGAL COSTS

Each party will bear their own legal expenses.

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 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:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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EPC

Energy Performance Certificate Non-Domestic Building



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

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.

Energy Performance Asset Rating

More energy efficient



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 (m²): 301
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 114.47
Primary energy use (kWh/m² per year): 577.14

Benchmarks

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