NEWTON SCOTT
COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

WELL FITTED INDUSTRIAL UNIT ON CHRISTCHURH'S THE EVER-POPULAR AIRFIELD INDUSTRIAL ESTATE

Unit 8, 20 Airfield Way, Christchurch, Dorset BH23 3PE.

3,950 square feet (366.96 square metres), plus good sized mezzanine.

Excellent parking facilities.

LOCATION

The property is situated on the popular and well-established Airfield Way, being part of the Airfield Industrial Estate. Airfield Way is accessed via Somerford Road, being less than a mile from Christchurch town centre, 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.

DESCRIPTION

This well maintained, end-terraced unit forms part of a development of similar buildings, all benefitting from insulated, profiled steel roofing, a generous level of natural daylighting panels, and a mix of part blue cladding and brick elevations.

There are two adjacent electrically operated loading doors fronting a car park where 8 spaces have been allocated. Access is also provided by means of a part glazed personnel door to the main warehouse and office plus an extensive mezzanine floor. Additionally, there is a ground floor office area of some 275 square feet, together with male and female toilets.

The minimum eaves height is 5.1 metres / 16'6". The accommodation has been superbly fitted out with a mezzanine floor and numerous additional facilities making for a highly usable and well fitted out space.

FLOOR AREAS

Mezzanine floor: 2,825 square feet / 262.13 square metres

Ground floor: 3,950 square feet / 366.96 square metres Total:

6,775 square feet /629.41 square metres

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

EPC

Please see below

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.

VIEWING

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

FIT OUT WORKS

Generous mezzanine – 2,825 square feet,
Air compressors and associated pipework,
High bay lighting,
Industrial heaters,
CCTV System,
Intruder alarm,
Office furniture,
Forklift.

Potential occupiers are invited to submit offers for the benefit of the assignors above expenditure. A schedule will be provided on request.

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 propective purchasers or lessees and do not constitut the whole or any part of an offer or contract.

2. Newton Scott Commercial Property Agents cannot guaranted the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Propective purchasers or lessees must not rely on them as statements of fact or representations.

3. Reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation unless otherwise stated as to its state or condition or that it is capable of fulfilling its intended function. Propective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.

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 any 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 fixtures, fittings and equipment to their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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TERMS

Lease:	An assignment of a lease granted for a term of 5 years from June 2023 on an FRI basis, outside the Landlord & Tenant Act 1954, thus excluding security of tenure at lease renewal time. We suspect that the superior landlords would consider granting a new lease, subject to the usual status enquiries and on terms to be agreed.
Rent:	£35,500 per annum payable quarterly in advance, plus VAT.
Business Rates:	According to the Valuation Office (voa.gov.uk) the rateable value from 1ST April 2026 will be £43,275.00, and therefore the rates payable figure £16,531.00 (the rate in pound being 0.382 for RV figures less than £51,000). Any intended occupier should satisfy themselves as to the accuracy of this information
Service Charge:	£2,607 (2025)).
Legal Costs:	Each party will be responsible for their own legal costs although that of the superior landlords will be shared equally.

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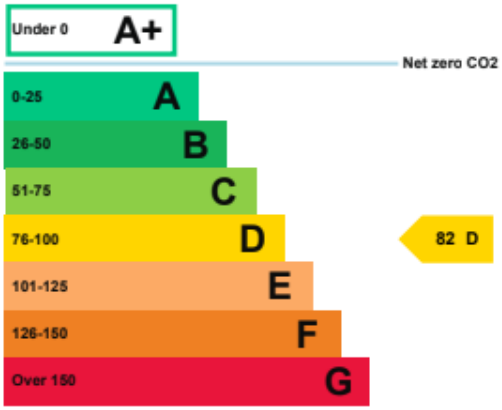
EPC

Energy rating and score

This property's energy rating is D.



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