

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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2 REFURBISHED, MODERN WAREHOUSE UNITS WITH GOOD OFFICE CONTENTS FREEHOLDS or NEW LEASES



Units 3 & 4 Silver Business Park,

Airfield Way, Christchurch, BH23 3TA.

3,385 – 6,770 square feet (314.47 – 628.95 square metres)

LOCATION

The properties are 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.

DESCRIPTION

These two-storey buildings form part of a modern development of similar terraced buildings, will have both been fully redecorated and generally refurbished throughout on both levels. Each unit benefits from insulated, profiled steel roofing and cladding, all above dark coloured brick elevations up to an approximate height of 2.75 metres.

The first-floor office accommodation is arranged in open plan benefitting from demountable, partitioned offices, suspended acoustic tiled ceilings, fluorescent lighting, central heating, carpeting, kitchenettes, plus male and female toilets. All windows are double glazed.

Both ground floor warehouse / light industrial units have full height loading doors (9' tall, 10' wide / 2.77 x 3.08 metres), and a minimum eaves height of approximately 3.25 metres / 10'6". There is a glazed personnel door providing access to both floors.

Parking for 21 vehicles (for both units / in total) is provided.

FLOOR AREAS - FOR EACH UNIT

The approximate floor areas are as follows:

Unit 3: 3,385 square feet (314.47 square metres),

Unit 4: 3,385 square feet (314.47 square metres),

Total: 6,770 square feet (628.95 square metres).

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

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 prior appointment with the Sole Agents, James Scott of Newton Scott Commercial Property Agents Ltd., Tel: 023 8033 7033.

TERMS

Tenure: Freehold

Price: On application.

Alternatively:

Lease: A new full repairing and insuring lease will be granted for a term by agreement, ideally for five or more years.

Rent: £29,500 per annum exclusive payable quarterly in advance, plus VAT if applicable for each unit.

Rates: The Rateable Value for Unit 3 (from April 2026) is £15,250 (according to the VOA) and we anticipate the same figure for Unit 4. If we are correct, the annual rates payable figure for each unit will be about £5,825.50

Legal Cost: Each party will be responsible for their own legal expenses.

Occupation: Anticipated July / August 2026 and will be available immediately upon completion of all legal formalities or sooner by prior agreement.

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.commercialleasescode.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.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The 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. Prospective 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 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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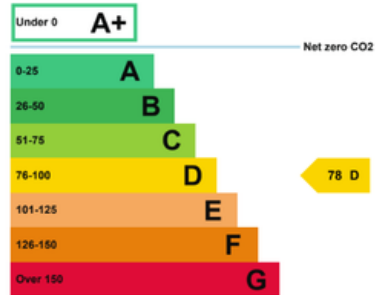
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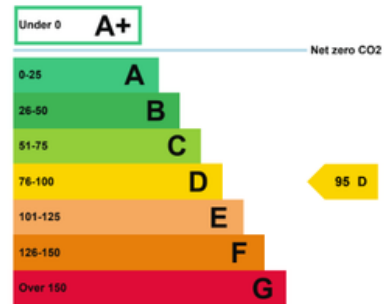
Unit 3

This property's energy rating is D.



Unit 4

This property's energy rating is D.



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