

Units 8/9 Avro Business Park, Mosquito Way, Christchurch, Avro Business Park, Mosquito Way, Christchurch, UK

Industrial

Avro Business Park is a development of 16 units which were constructed in 2016. Detached Industrial/Warehouse Premises 6,819 sq ft plus 982 sq ft Mezzanine Planning has been granted for Class B1 Business Use and B8 Storage Use. Delivery and collection times linked to the B8 use shall not operate outside of the hours of 07:30 – 18:00 Monday to Saturday, 08:00 – 13:00 on Sundays. All potential tenants are advised to check with the local planning authority.

Accommodation

Units 8 & 9 comprise partly a refurbishment of one of the original buildings and partly a new extension of steel portal frame construction with silver composite mini-rib panels to all elevations with blue gutters and trims and matching double glazed windows and personnel doors. "Buff" coloured brickwork with dark brick feature soldier course is to ground floor storey height

Features

- Concrete mezzanine floor
- 3 Sectional up and over loading doors
- Male and female WC's
- Kitchenette
- Carpeted Office
- Three phase electricity, gas and telecom
- Separate personnel doors
- 5.45M internal eaves height
- 23 Parking spaces

Location

The development is located to the east of Christchurch town centre at the end of Grange Road which is accessed off the A337 and connects to the A35 Christchurch by-pass/Lyndhurst Road. The A35 connects with the main A338 dual carriageway via the A3060. The A338 also links to the A31 and the M27/M3 motorway networks beyond.

Area

6,819 ft² / 2078 m² Measurements approximate

Rental

£65,000 per annum + VAT Payable quarterly in advance

Rating

Unit 8 £35,250 (from 01.04.2017) Unit 9 £20,500 (from 01.04.2017)

55 energy rating Energy rating band C



Terms

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only open market rent reviews every three years.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract.