



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 8-10 AIRFIELD ROAD CHRISTCHURCH DORSET BH23 3TH



### Office TO LET

- Suitable for a range of occupiers and uses
- Ground floor : 796 sq.ft. (74 sq.m.)
- First floor: 3,442 sq.ft. (320 sq.m.)
- Can be let as a whole or split
- Parking

**Available at a rental of  
£60,000 p.a.  
for the whole**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## **SITUATION AND DESCRIPTION**

Airfield Industrial Estate is the primary industrial estate in Christchurch. The Industrial estate is accessed from the junction of Airfield Way and Somerford Road. Occupiers within the estate include a range of traditional industrial and trade counter occupiers, builders merchants, motor trade businesses and offices

The subject property comprises a detached two storey office building. It is suitable for a range of occupiers and uses. There is a shared reception with secure access.

## **ACCOMMODATION**

Ground floor: 796 sq.ft. (74 sq.m)  
First floor: 3,442 sq.ft. (320 sq.m.)  
Shared cloakrooms  
Lighting  
Airconditioning  
Carpets

Rent will be inclusive of electricity use and business rates.

## **EPC RATING - D**

## **TENURE**

Available on a new lease with terms to be negotiated at a rental of £60,000 per annum inclusive of rates, electricity, air conditioning.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## **PLANNING**

Office use within Class E

## **LEGAL FEES**

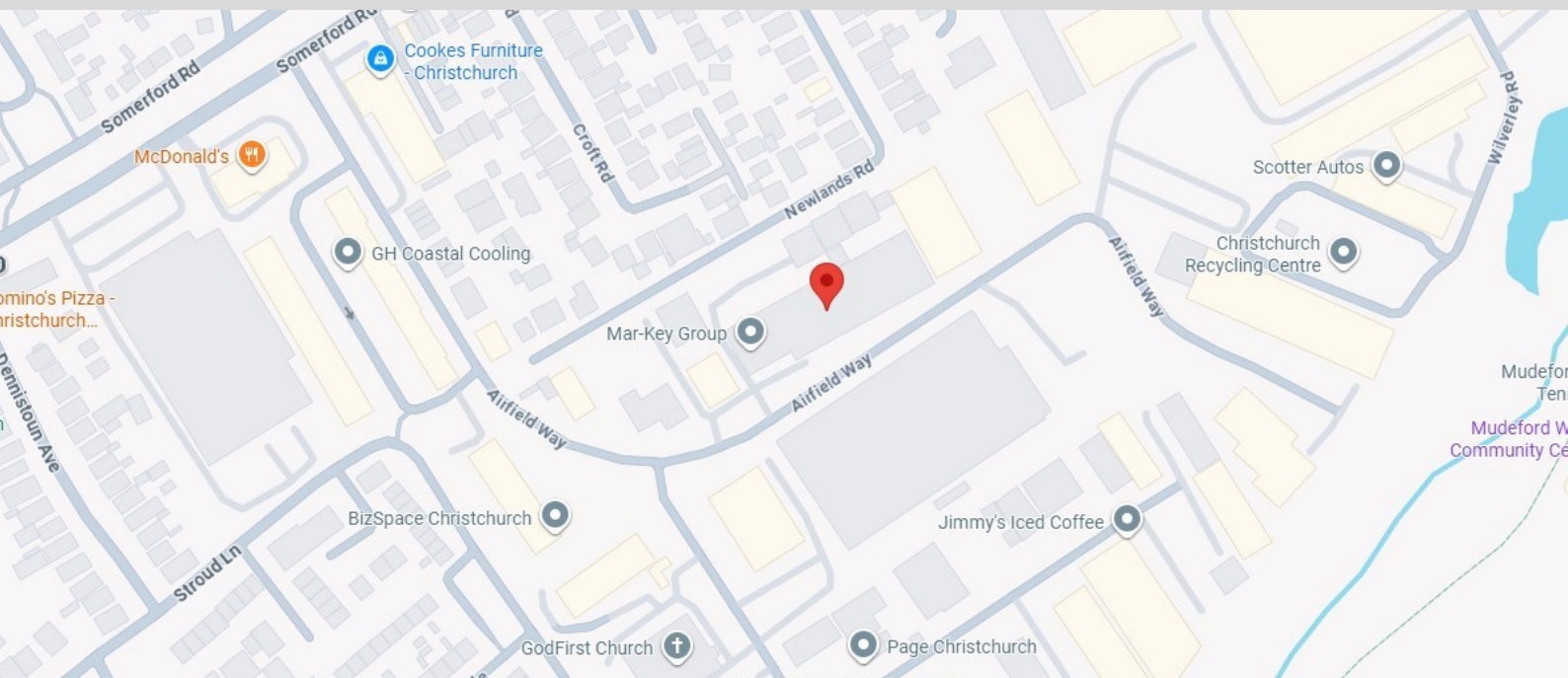
The incoming tenant will be responsible for their own legal fees.

## **VIEWING AND FURTHER DETAILS**

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



### **MONEY LAUNDERING REGULATIONS**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

