TO LET TWO COMMERCIAL UNITS IN CENTRAL BOURNEMOUTH

SUITABLE FOR TRADE COUNTER, INDUSTRIAL AND WAREHOUSE USES

AVAILABLE INDIVIDUALLY OR AS A WHOLE

1,638 / 1,981 / 3,619 SQ FT

152 / 183 / 335 SQ M (INCLUDING MEZZANINES)

UNITS 7 & 8 BOURNEMOUTH CENTRAL BUSINESS PARK SOUTHCOTE ROAD, BOURNEMOUTH, DORSET BH1 3SJ

Units 7 & 8 Bournemouth Central Business Park present **a rare opportunity** to occupy commercial units located in **central Bournemouth**, suitable for **trade counter**, **industrial** and **warehouse** uses.

THE UNITS ARE AVAILABLE AS A WHOLE OR INDIVIDUALLY

Unit 7 152 sq m // 1,638 sq ft
Rent: **£25,000 per annum** exclusive

Unit 8 183 sq m // 1,981 sq ft
Rent: **£25,000 per annum** exclusive

Units 7 & 8 335 sq m // 3,619 sq ft
Rent: **£50,000 per annum** exclusive

Centrally located approximately **1km from the A338 Wessex Way** and Bournemouth mainline railway station

- Bournemouth Central Business Park is accessed from Southcote Road, which links to Holdenhurst Road
- The A338 Wessex Way is approximately 1km from the Business Park which provides dual carriageway access towards the A31, which connects with the M27/M3 motorway networks
- Bournemouth town centre is approximately 1.6km from the Business Park

UNITS 7 & 8 BOURNEMOUTH CENTRAL BUSINESS PARK SOUTHCOTE ROAD, BOURNEMOUTH, DORSET BH1 3SJ

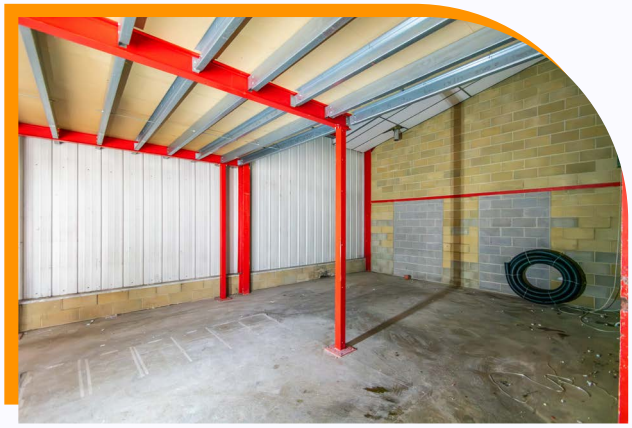
DESCRIPTION

Each unit comprises:

- Profile steel clad construction
- Mono pitched roof
- Steel portal frame
- Concrete ground floor
- Roller shutter door measuring approximately 3.49m wide x 2.6m high
- Separate personnel door
- Cloakroom
- Tea point/break-out area
- Internal eaves height approximately 4.57m
- First floor office
- Mezzanine storage area

CAR PARKING

Unit 7 4 car-parking spaces
Unit 8 4 car-parking spaces



ACCOMMODATION/RENTS

Unit 7	sq m	sq ft
Ground Floor	91	984
First Floor Office	17	178
Mezzanine	44	476
Total gross internal area approx.	**152**	**1,638**

Rent: £25,000 per annum exclusive

Unit 8	sq m	sq ft
Ground Floor	91	984
First Floor Office	16	177
Mezzanine	76	820
Total gross internal area approx.	**183**	**1,981**

Rent: £25,000 per annum exclusive

Units 7 & 8: £50,000 per annum exclusive

The above floor areas have been measured on a gross internal area basis.

The above rentals are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

LEASE

The units are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only, open market rent reviews.

RATEABLE VALUES

The units are currently assessed as one hereditament: £31,750 (from 1.4.26)

In the event the units are let individually, the rateable values would be reassessed.

EPC RATING

C - 65

SERVICE CHARGE

A service charge is payable in respect of maintenance and repair of the estate road. Under the current 2026/27 budget, the amounts payable are:

Unit 7	£525.20 plus VAT per annum
Unit 8	£525.20 plus VAT per annum

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** or **Nettleship Sawyer**, through whom all negotiations must be conducted.

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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, 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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.