

FOR LEASE

# Unit 3 Penton Business Park

Stony Lane  
Christchurch  
BH23 1EZ

7,037 sq. ft. (653.75 sq. m.)



## Description

TO LET - Prominent trade unit on Penton Business Park. The newly built property comprises of a steel portal frame with insulated cladding elevations. The unit is the last remaining on a new trade park which has attracted major occupiers including Toolstation, National Tyres & Autocare and Destination Triumph.



## Location

The property fronts Stony Lane in a popular trading location owing to the volume of passing traffic and the proximity to the Christchurch Bypass. Christchurch town centre is approximately 1 mile to the West.



## CONTACT US

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**CBRE**

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### Terms

The property is available to let by way of a full repairing and insuring lease upon terms to be agreed



### Rent

£84,450 per annum exclusive



### Business Rates

To be assessed



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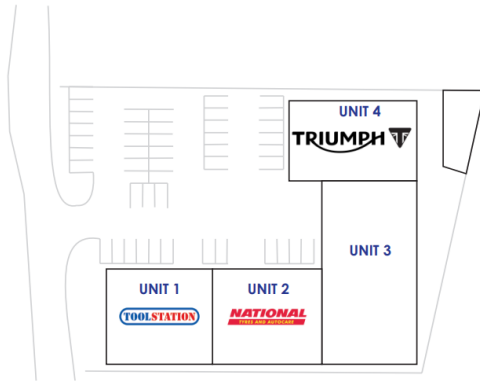
### EPC

To be assessed following completion of the development



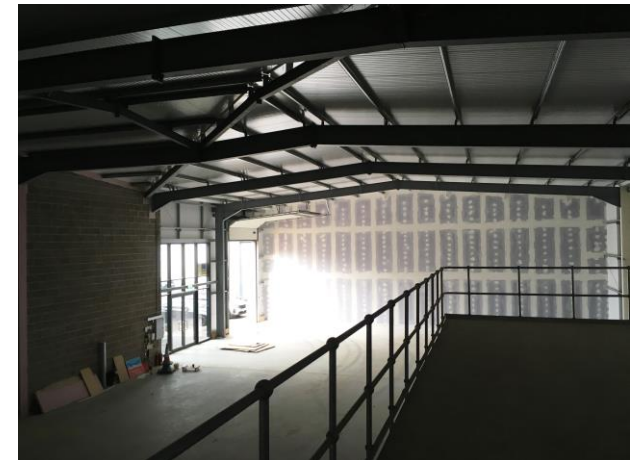
### Viewings

Viewings are strictly by appointment only with joint agents CBRE and Sibbett Gregory



### Accommodation

Area	Sq. ft.	Sq. m
Ground	6,159	572.25
Mezz	878	81.57
Total	7,037	653.82



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