

BUILDING
307
N2

AVIATION
BUSINESS
PARK < BOURNEMOUTH
AIRPORT



INDUSTRIAL/WAREHOUSE PREMISES

1,758 SQ FT



BOURNEMOUTH AIRPORT
CHRISTCHURCH, DORSET

SAT NAV: BH23 6BW



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BUILDING 307 N2

AVIATION BUSINESS PARK

BOURNEMOUTH AIRPORT

- > Brickwork construction with external walk in store
- > Dark kitchen suitable
- > Fenced and gated
- > LED lighting
- > Air conditioning
- > Ventilation
- > Office
- > WCs
- > Gas available
- > Rateable value: £16,750 (from 16.12.25)
- > EPC : D - 86
- > The approximate annual costs for the unit are currently budgeted as follows:

Service Charge: £700 + VAT
 Water: £325 + VAT
 Sewerage: £1,080 + VAT
 Buildings Insurance: £610 + VAT

SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	1,758	163

Measured in accordance with RICS Code of Measuring Practice (6th Edition).

RENT

£16,000 per annum exclusive of business rates, VAT, service charge, utilities and insurance premium payable quarterly in advance.

LEASE

Available by way of a new full repairing and insuring lease with upward only, open market rent reviews every 3 years.



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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](#).

Agent's note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition / working order of services, plant or equipment. This brochure is intended solely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract.