

B3

CIRRUS
COURT

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



SUPERB INDUSTRIAL/WAREHOUSE PREMISES
1,086 SQ FT PLUS 467 SQ FT MEZZANINE
SUBJECT TO A SIMULTANEOUS
SURRENDER OF THE EXISTING LEASE



BOURNEMOUTH AIRPORT
CHRISTCHURCH, DORSET

SAT NAV: BH23 6BW

 wallet.ending.went



B3 CIRRUS COURT

AVIATION BUSINESS PARK BOURNEMOUTH AIRPORT

- > Brick outer, blockwork inner wall construction with composite panelling to upper elevations
- > Steel clad pitched roof incorporating daylight panels
- > Steel portal frame
- > Double glazed windows at ground and first floors
- > Internal eaves height 6.28m
- > Electric sectional up and over loading door 3m wide x 5m high
- > Concrete floor
- > Carpeted reception
- > Carpeted ground floor office with suspended ceiling incorporating LED lighting
- > Electric heating
- > Kitchenette
- > Timber decked mezzanine
- > Unisex disabled WC
- > 3 phase electricity & telecom
- > Emergency lighting and fire alarm
- > Separate personnel door
- > 4 car parking spaces
- > Rateable value: £13,750 (from 17.1.25)
- > EPC - C - 74
- > The approximate costs for the year ending 31.3.24 are:
 - Service Charge: £424.82 + VAT
 - Water: £243.20 + VAT
 - Sewerage: £810.96 + VAT
 - Buildings Insurance: £339.18 + VAT

SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	1,086	101
Mezzanine	467	43
Total	1,553	144

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

RENT

£17,500 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.