

# 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

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# 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) // £19,500 (from 1.4.26)
- 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	<b>1,086</b>	<b>101</b>
Mezzanine	<b>467</b>	<b>43</b>
<b>Total</b>	<b>1,553</b>	<b>144</b>

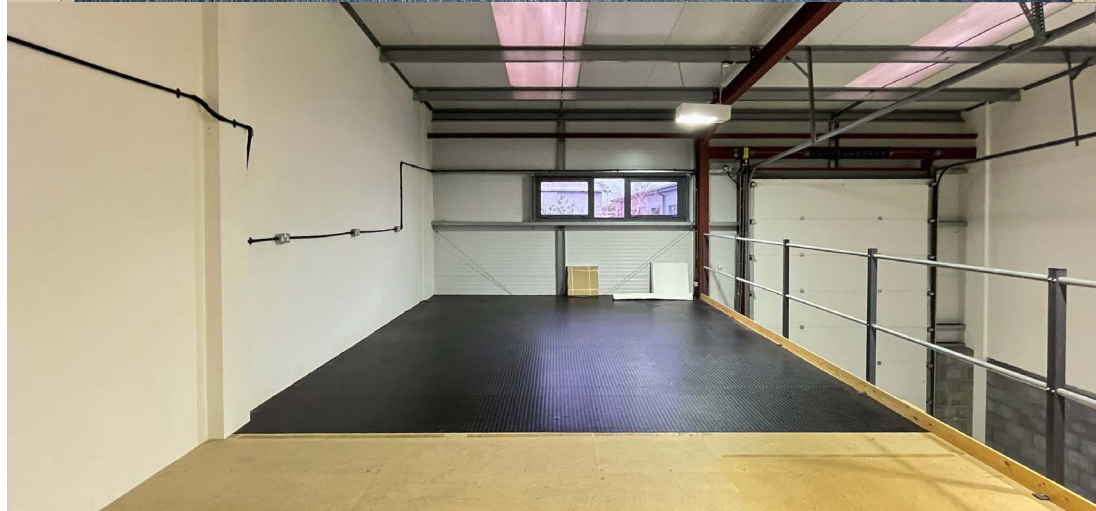
Measured in accordance with RICS Code of Measuring Practice (6th Edition).

## 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.