

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

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- 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	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 only 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.