

SITE 113 N

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



OPEN STORAGE LAND
SITE AREA: 0.346 ACRES

AVIATION PARK EAST
BOURNEMOUTH AIRPORT
CHRISTCHURCH, DORSET
SAT NAV: BH23 6ED



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SPECIFICATION

- > Level site
- > Predominantly concrete and hardcore surface
- > Short term lease available
- > Rateable value: £36,750 (1.4.26)
- > The approximate annual costs for the unit are currently budgeted as follows:

Service Charge:	£1,324.17 + VAT
Water:	n/a
Sewerage:	n/a
Buildings Insurance:	n/a
- > Estate access from Enterprise Way

SITE AREA

0.346 Acres

RENT

£27,500 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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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.

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](#)