

BUILDING 462

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



DETACHED INDUSTRIAL/WAREHOUSE PREMISES
401 SQ FT (37 SQ M) + SMALL YARD
£6,000 PER ANNUM EXCL.



BOURNEMOUTH AIRPORT
CHRISTCHURCH, DORSET

SAT NAV: BH23 6DT

 [clap.net](https://www.clapnet.co.uk/property/462)



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SPECIFICATION

- > Industrial/warehouse premises
- > 2.6m internal eaves height
- > Electricity
- > Lighting
- > Loading access (1.5m width x 2.0m height)
- > Use of shared male and female WC facilities
- > Rateable Value: £3,350 (from 01.04.26)
- > EPC - Exempt
- > The approximate annual costs for the unit are currently

budgeted as follows:

Service Charge:	£113.39 + VAT
Water:	£70.07 + VAT
Sewerage:	£233.48 + VAT
Buildings Insurance:	£101.67 + VAT

SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	401	37

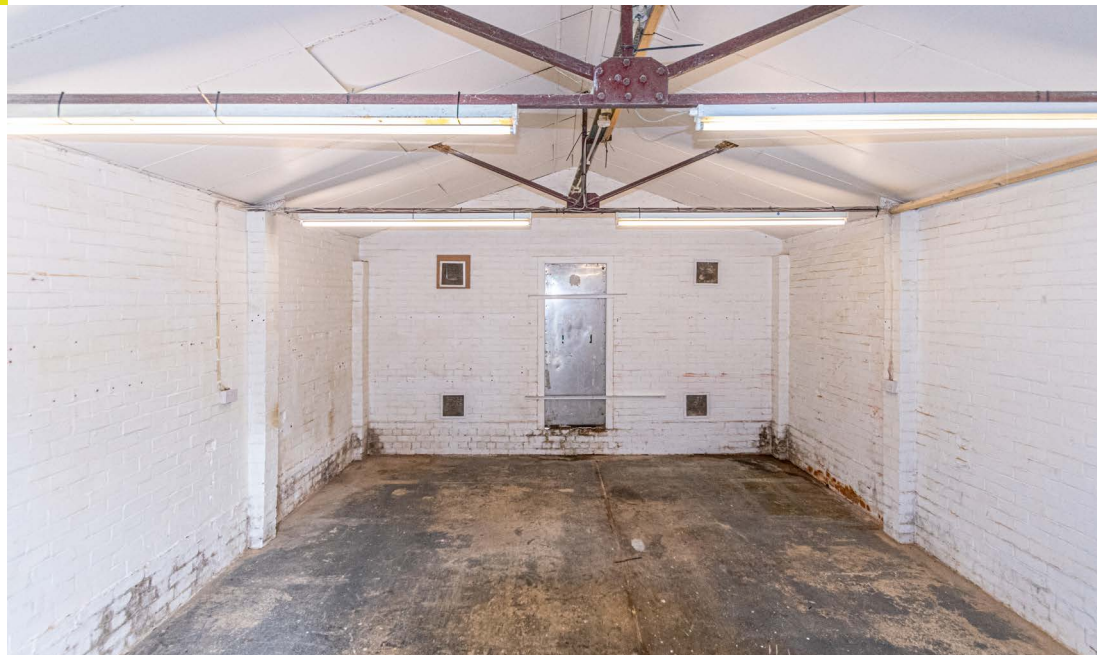
Measured in accordance with RICS Code of Measuring Practice (6th Edition).

TERMS

£6,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance. Upward only, open market rent reviews every 3 years.

CONTACT

For more information about locating your business to Aviation Business Park, please call the joint sole agents below.



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telephone: 01202 550110

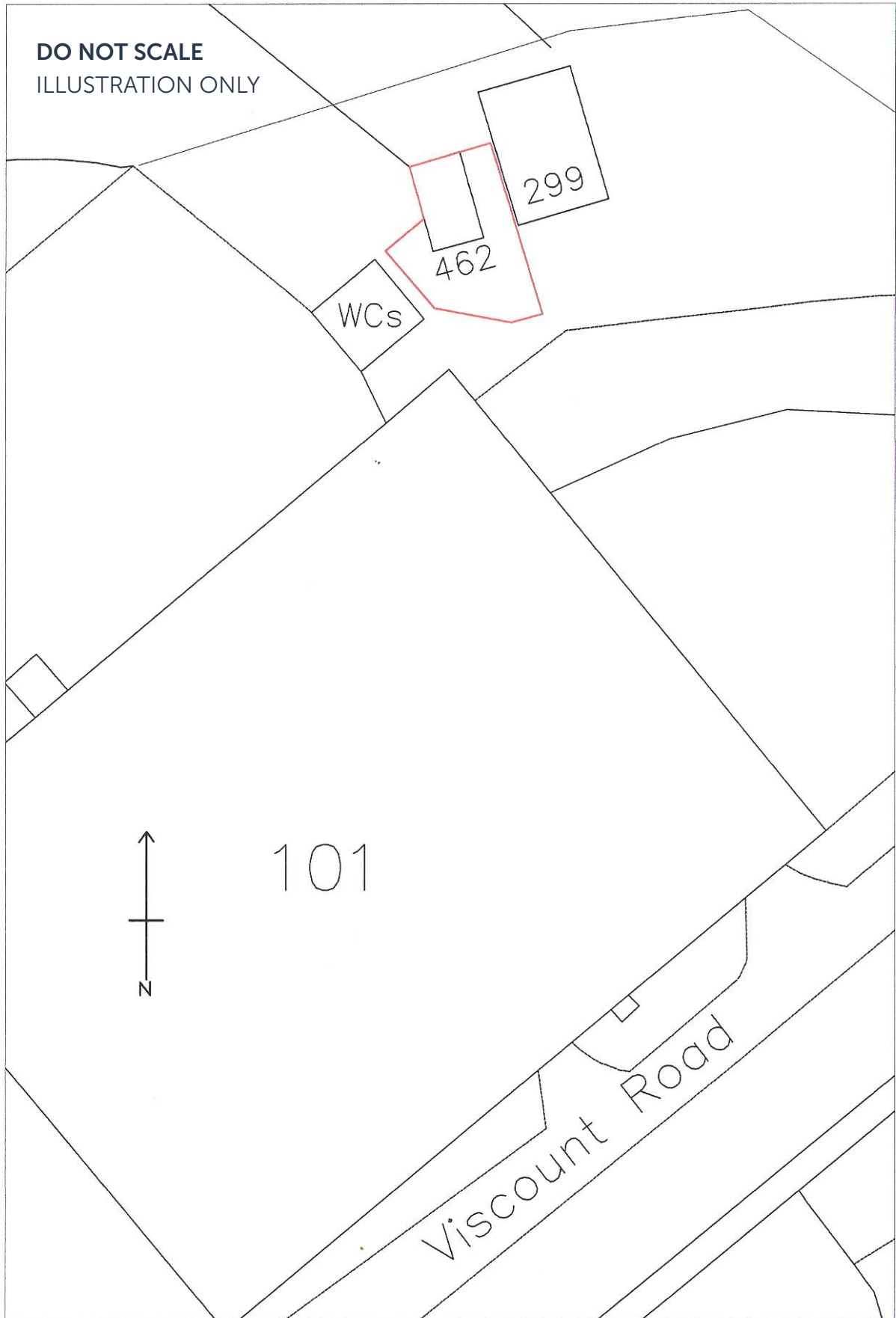


nicholas.tutton@cbre.com
telephone: 02380 206313

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 purely 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.

BOURNEMOUTH AIRPORT

DO NOT SCALE
ILLUSTRATION ONLY



TITLE:	Building 462, Aviation Business Park, BOH
DRAWING NO.:	BIA/APW/462/HJG
SCALE:	1/500
DATE:	June 2019