

loewy  
house

to let

Second floor offices in one of Bournemouth  
Airport's principal office buildings

440 sq m (4,739 sq ft)

Coming soon, following refurbishment



Second Floor, Loewy House, 11 Enterprise Way, Aviation Business Park, Bournemouth Airport, Christchurch, Dorset, BH23 6EW





An opportunity to occupy the top floor of one of Bournemouth Airport's principal office buildings



Air  
Conditioning



B - 30  
EPC Rating



28 Allocated  
Parking Spaces



8 Person  
Passenger Lifts



Excellent  
Connectivity



Shower  
Facilities



Raised  
Access Floors



EV Charging  
Points



first impressions **count.**





## situation

The premises occupy a prominent position with extensive frontage to Enterprise Way in the heart of Aviation Business Park, which is a well established and successful business destination in the south coast region and supports over 200 businesses in a range of mixed use accommodation.

The Park is home to a number of major companies including the following:

Honeywell

CURTISS -  
WRIGHT

SHEARS

hobbycraft

DRAKEN  
International

JETS+

Gama Aviation

Wyvern Cargo

## location

The premises are accessed via Chapel Gate from Parley Lane, approximately 3.4 miles to the east of the A338 dual carriageway which links to the A31. Alternatively, access to the A31 can be gained via the A348 and A347. The A31 links to the M27/M3 motorway networks.

Bournemouth Town Centre is approximately 7.1 miles away and can be accessed via the A338.

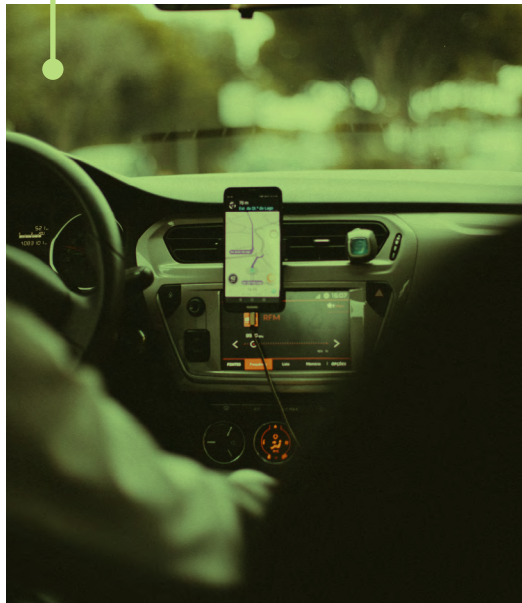




# everything connected.

## by car

A338	3.4 miles
A31	4.2 miles
Bournemouth	7.1 miles
Southampton	30.1 miles
London	104 miles



## by train\*

Bournemouth	7 mins
Southampton Central	28 mins
Winchester	47 mins
Basingstoke	1 h 4mins
London Waterloo	1h 50 mins



## by plane

Bournemouth Airport	2 miles
Southampton Airport	31.6 miles
London Heathrow	87.3 miles
London Gatwick	113 miles
London City	147 miles



\* Christchurch Railway station is approximately 5.4 miles away and services are available to the above stations and many more.

source: google

## description

Loewy House is a detached three storey office building occupying a prominent position on Enterprise Way. The building was constructed in 2002 to a high specification and benefits from good natural daylight and views across Bournemouth Airport.

The premises are accessed via the rear of the building where there is a central core with a reception, cloakroom and shower facilities and a lift.

## specification

The communal areas in the building have been extensively refurbished to include the following:

- › Newly redecorated throughout
- › New flooring
- › New modern lighting
- › New separate male and female cloakrooms on each floor
- › New disabled cloakrooms on the ground and first floors
- › New shower facilities
- › New EV charging points

The second floor will be refurbished to include the following:

- › New suspended ceiling
- › New modern LED recessed lighting
- › New carpets
- › Newly redecorated throughout

## parking

Externally, there is generous parking with the second floor allocated 28 car spaces in the car-park to the rear of the building. One of the car spaces has a dual EV charging point.



Photo illustrates the second floor which will be refurbished.







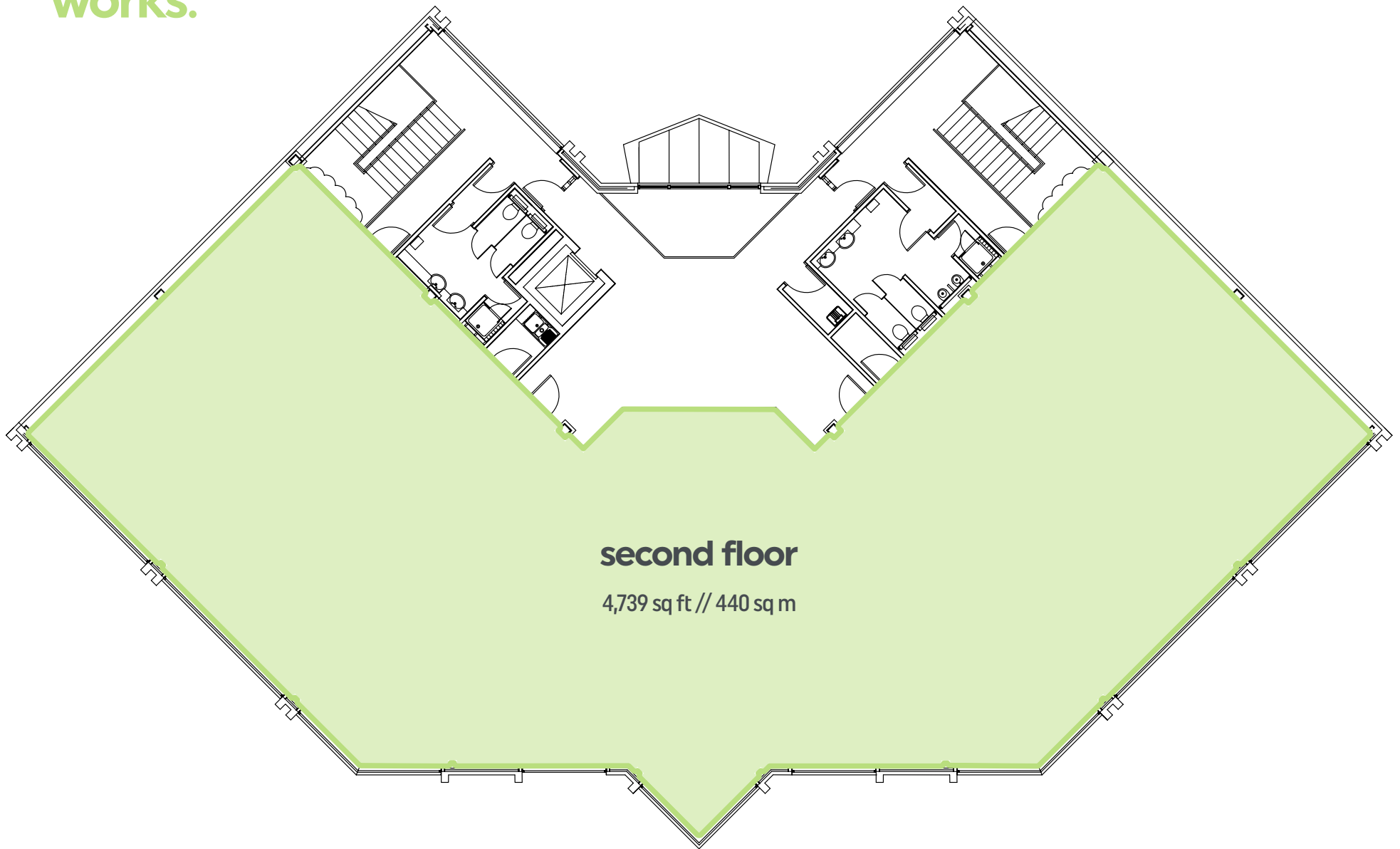


in good **company.**





space that  
**works.**





## terms

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

## rent

**£16.50 per sq ft** exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

## epc rating

B - 30

## service charge

A service charge is payable in respect of the maintenance, repair and upkeep of the building and estate. Interested parties are advised to make further enquiries.

## rateable value

Offices	£61,500 (from 10.01.2025)
Car Spaces	£7,000 (from 10.01.2025)

## legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## vat

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## viewings

Strictly by prior appointment through the joint sole agents through whom all negotiations must be conducted.



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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](#).





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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