

BUILDING
105E

SHORT TERM
LICENCE
AVAILABLE

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



ONLY £4.99 PER SQ FT
SEMI-DETACHED INDUSTRIAL/
WAREHOUSE PREMISES
13,862 SQ FT (1,288 SQ M)

BOURNEMOUTH AIRPORT
CHRISTCHURCH, DORSET

SAT NAV: BH23 6NW



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BUILDING 105E

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AIRPORT

SPECIFICATION

- > Steel frame
- > Concrete floor
- > High bay lights
- > Internal eaves height 8m
- > Ridge height 10.75m
- > Access via roller shutter door (3.69m x 3.7m)
- > Communal toilets
- > Large concrete forecourt
- > Rateable value: £87,000 (from 01.04.23)
- > EPC: C - 53
- > The approximate annual costs are currently budgeted as follows:

Service Charge:	£3,229.89 + VAT
Water:	£1,832.60 + VAT
Sewerage:	£6,106.40 + VAT
Buildings Insurance:	£588 + VAT

SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	13,862	1,288

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

LICENCE FEE

£5,765 per month exclusive of business rates, VAT, service charge, utilities and insurance premium payable monthly in advance.

LICENCE

Available by way of a new 3-6 months licence.



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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](#)