

6 ENTERPRISE
WAY

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



TO LET SAT NAV: **BH23 6EW**
DETACHED INDUSTRIAL/WAREHOUSE PREMISES
913 SQ M // 9,824 SQ FT

SUMMARY

- > Detached
- > Pitched steel clad insulated roof incorporating daylight panels
- > Steel portal frame
- > Power floated concrete floor
- > Brick/micro rib/profiled steel cladding construction
- > Internal eaves height 6.85m
- > Double glazed windows at ground and first floor level
- > Sectional up and over loading door – 3.05m wide x 4.8m high
- > 2 No. double glazed entry doors
- > Male and female WCs

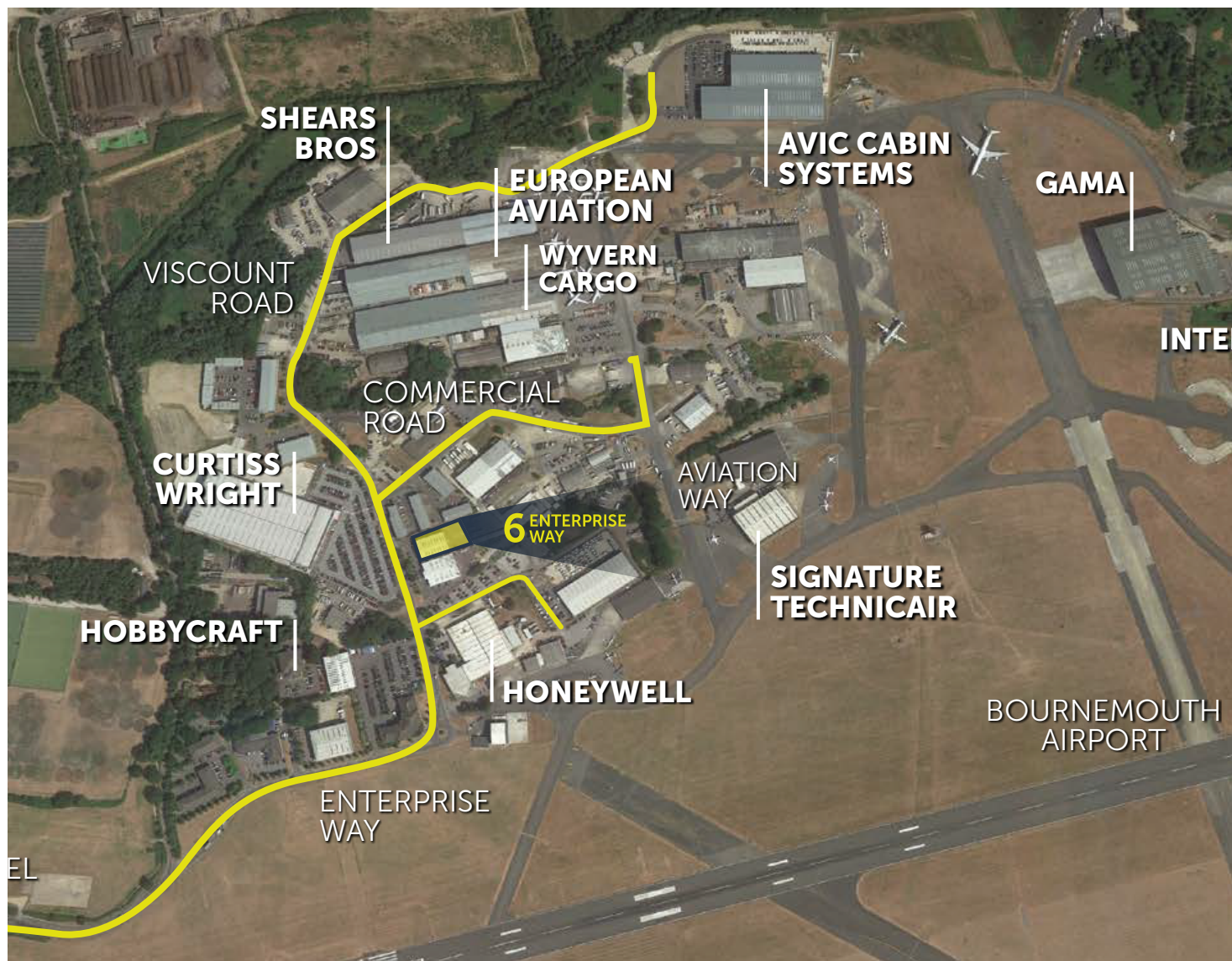
EXTERNALLY

- > Parking to the front of the premises
- > Fenced and gated tarmacadam car park/yard to the rear
- > Concrete loading apron

ACCOMMODATION

Unit	Sq M	Sq Ft
Ground floor factory/warehouse Approximate gross internal area	913	9,824

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



RENT

£90,000 per annum exclusive of business rates, VAT, estate charges and insurance.

LEASE

The premises are to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years.

RATEABLE VALUE

£80,000 (from 1.4.23)

LEGAL COSTS

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

EPC RATING

D - 85



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.

APPROXIMATE ANNUAL COSTS

The approximate annual costs are currently budgeted as follows:

Service Charge:	£2,900.66 + VAT
Water:	£1,660.53 + VAT
Sewerage:	£5,537.20 + VAT
Buildings Insurance:	£2,971.42 + VAT

VIEWING

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



chris.wilson@goadsby.com
telephone: 01202 550112



nick.tutton@cbre.com
telephone: 02380 206313



THE CODE FOR LEASING BUSINESS PREMISES

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.