Site 4, Aviation Business Park
Enterprise Way, Bournemouth International Airport, Christchurch, BH23 6NW

6.5 ACRE DEVELOPMENT SITE FOR SALE

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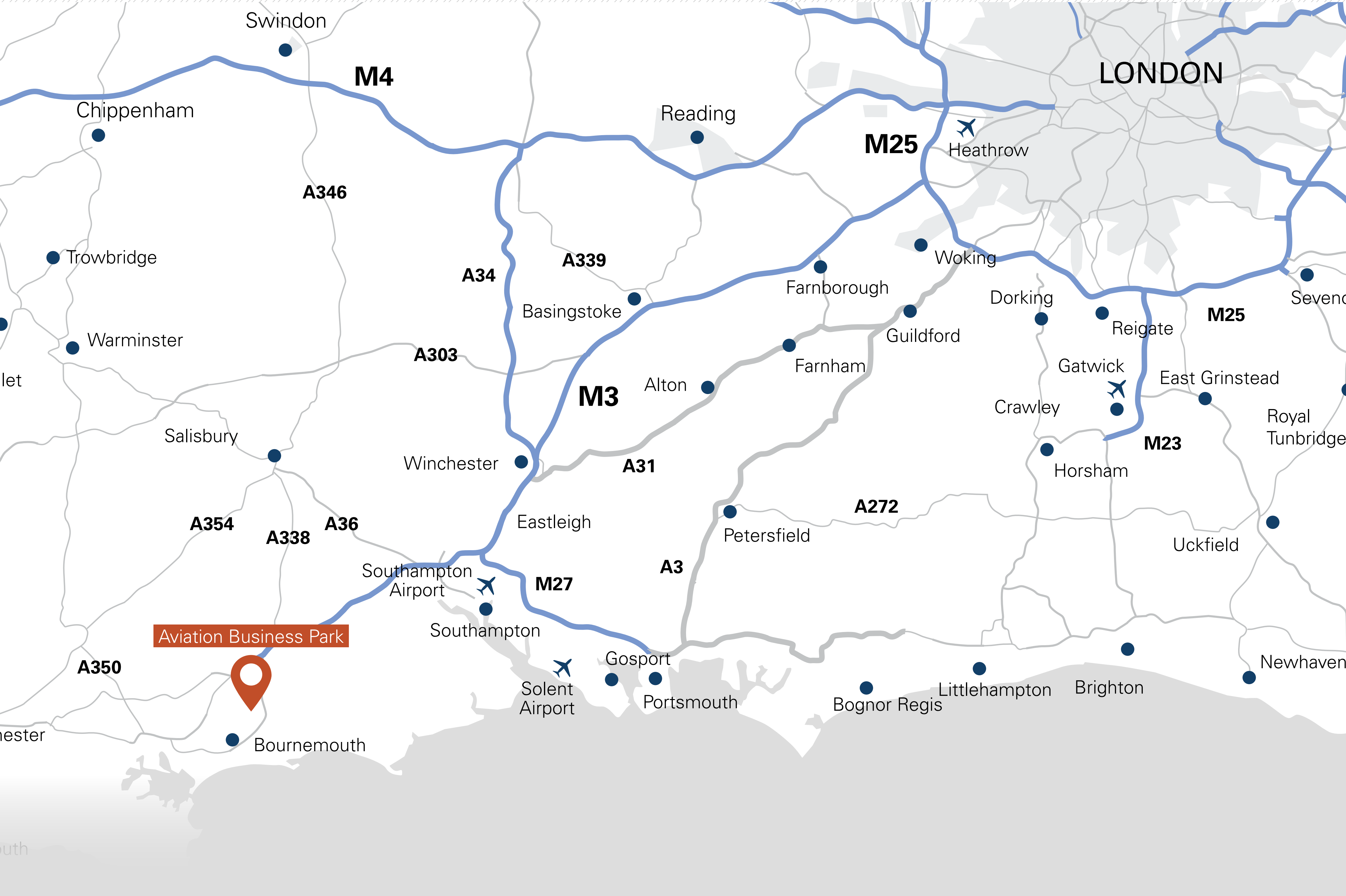
Summary

- Unrivalled opportunity to acquire a 6.5 acre development site at Bournemouth Airport, offering Development and Investment opportunities in a supply constrained market
- In close proximity to Bournemouth International airport, benefitting from exposure to 31,000 tonnes of annual freight movements with continued forecast growth (April 2025).
- Positive pre app for a two unit scheme consisting of a 30,139 and 58,190 sq ft warehouse.
- Short term contracted income producing an annual rent of £128,300, allowing for continued asset management in advance of development.
- Fully serviced site with existing electricity, data and water connections.
- Improved local infrastructure, allowing greater connectivity across the South of England.

Full information pack is available on application from agents.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M4
Chippenham
Reading
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Heathrow
LONDON
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Trowbridge
A34
A339
Basingstoke
Woking
Farnborough
Dorking
Sevenc
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Reigate
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Warminster
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East Grinstead
Crawley
Royal
Tunbridge
Salisbury
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Winchester
A31
Horsham
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A354
A36
A338
Eastleigh
Petersfield
Uckfield
Southampton
Airport
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A350
Gosport
Newhaven
Solent
Airport
Portsmouth
Littlehampton
Brighton
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LOCATION

Strategically located on Aviation Business Park adjacent to Bournemouth Airport. The Park is just off the A338 Spur Road, providing fast links to Bournemouth, Poole and Christchurch, with direct access to the A31/M27 for Southampton, Portsmouth and London. Home to an established cluster of aviation, logistics and industrial occupiers, the Business Park benefits from the airport's expanding passenger and cargo operations, making it a prime location for industrial development.

DESCRIPTION

6.5-acre site providing a rare development opportunity in a thriving aviation and logistics hub. The site benefits from proximity to Cargo First's rapidly expanding freight operations and the airport's extensive infrastructure. Suitable for a range of uses including industrial, logistics, or aviation-related occupiers, the site presents strong potential for investors and developers seeking growth in one of the UK's fastest-emerging cargo and business gateways.

BOURNEMOUTH INTERNATIONAL AIRPORT

Bournemouth Airport is currently benefitting from £60 million of investment. This comes as the airport reported its best-ever cargo year to March 2025, handling 31,000 tonnes of freight—almost double the previous year's 18,000 tonnes. The surge has elevated Bournemouth to the 8th busiest cargo airport in the UK. The most active operators at the airport are Cargo First and European Cargo.

EXISTING TENANCIES

There are several existing buildings on site with associated car parking, service yards and soft landscaping. The total income currently generated from these occupiers is approximately £128,300 per annum. This represents an AWULT of 1.1 years.

DESINATIONS	TENANT	TYPE	SIZE	TENURE	ANNUAL RENT	LEASE END
Building 400	Spherea Test & Services Ltd	Offices	6,043 sq ft	Leasehold	£53,000	23/02/2027
Building 303	Vacant	Industrial	1,320 sq ft	-	-	-
Building 304	Vacant	Industrial	1,320 sq ft	-	-	-
Building 305	Spherea Test & Services Ltd	Industrial	1,320 sq ft	Leasehold	£7,800	15/07/2026
Building 306	Vacant	Industrial	1,458 sq ft	-	-	-
Building 435	Vacant	Industrial	12,240 sq ft	-	-	-
Hangar 45	Talard Thai Ltd	Industrial	11,500 sq ft	Leasehold	£56,000	23/02/2026
Yard to Rear of Building 47	Discover Dorset Ltd	Industrial	0.1 acre	Leasehold	£6,000	31/05/2026
Telephone Mast	EE Ltd	Mobile Mast		Long Leasehold	£5,500	29/10/2028
TOTAL			**43,607 sq ft**		**£128,300**	


AVIC CABIN SYSTEMS
MASS CONCRETE
Ga Telesis
JETWORKS
PALLEX LOGISTICS DORSET
EUROPEAN AVIATION
THURSTON AVIATION
Wyvern Cargo
OMS
Ocean Marine Systems
Britannia Legerstar SelfSTORE
CITATION CENTRE
CURTISS-WRIGHT
amazon
Honeywell

PLANNING

Manchester Airport Group has sought pre application advice (available in data room) from BCP Council for the demolition of existing buildings, enabling works and site clearance, construction of employment floorspace (Use Class B8 including ancillary office provision), associated access, parking, landscaping and other ancillary works.

The development proposal for Site 4 consists of 2 new industrial units. The proposed Unit 1 scheme is 30,139 sq ft (2,800 sq m) and proposed Unit 2 scheme is 58,190 sq ft (5,405 sq m), both with 10% office content at first floor.

Bournemouth International Airport Northern Business Park (which includes Site 4) is allocated as a strategic higher quality employment site under Policy PC1, demonstrating future development of the land for employment uses within B1, B2 and B8 will be supported by the Council.

DATA ROOM

A data room has been set up containing various pertinent documents in order for parties to undertake their due diligence. Please contact the agents for access to the data room.

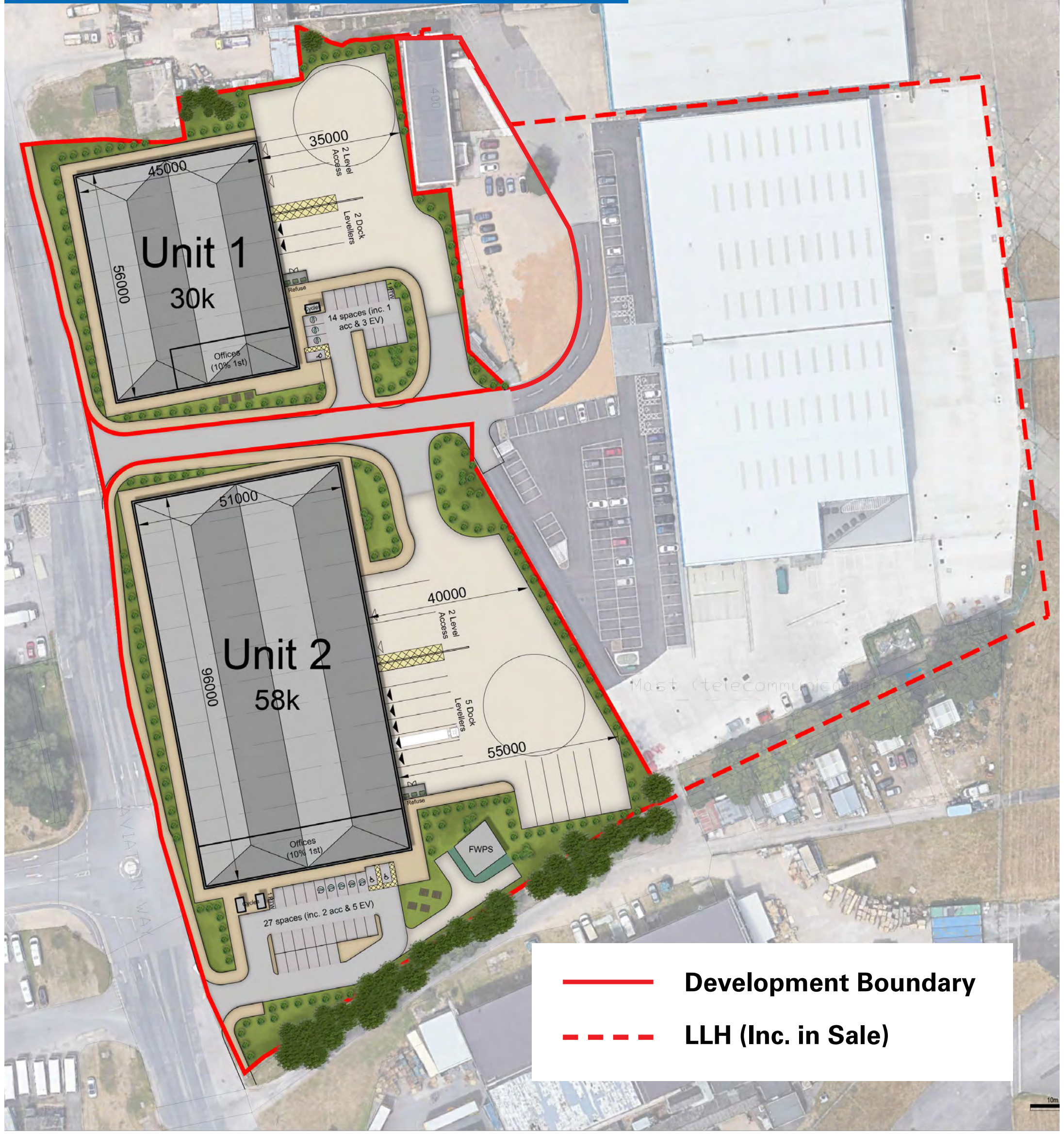
ENVIRONMENTAL

All available reports can be accessed via the data room.

SERVICES

To be confirmed.

TITLE PLAN WITH PROPOSED DEVELOPMENT



TERMS

The property is available by way of an assignment of the long leasehold interest from Manchester Airport Plc for a term of approximately 249 years at a peppercorn rent. A draft lease is included in the data-room.

TENURE

Copies of the title documentation and briefing note can be found in the data room.

METHOD OF SALE

The vendor is seeking an unconditional offer for the site. Bid submission date to be advised.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

PLANS, AREAS & SCHEDULES

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. Purchaser shall be deemed to have satisfied themselves as to the description of the property.

VAT

The landowners reserve the right to opt to tax, therefore, VAT might be payable on the purchase price.

VIEWINGS

No entry onto the property is permitted without prior consent and must be arranged through Newmark or our joint agents Realest.

Inspection dates will be announced in due course.

Contacts

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