

ABP140

READY TO BUILD

ENERGY EFFICIENT, HIGH BAY DETACHED
INDUSTRIAL/WAREHOUSE UNIT

140,000 SQ FT

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT

**RESERVED MATTERS
CONSENT GRANTED
140,000 SQ FT - B2/B8**



Indicative CGI

ABP140

TO LET

ABP140, Commercial Road, Aviation Business Park, Bournemouth Airport, Christchurch, Dorset

STOFORD

 **Bournemouth Airport**
Part of Regional & City Airports

110

MINUTES TO LONDON BY TRAIN

23

DIRECT FLIGHTS TO EUROPE

100

MILES TO LONDON

90

MINUTES TO THE M25 BY CAR



A MANAGED ENVIRONMENT

AVIATION BUSINESS PARK occupiers benefit from an onsite management team who are here to help.

The team co-ordinate all aspects of park management and can be contacted on 01202 574844.



ONSITE MANAGEMENT TEAM



24 HOUR SECURITY



DEDICATED CCTV



MAINTAINED LANDSCAPING



PRIVATE ROAD MAINTENANCE



GREEN TRAVEL PLAN

ABP140



THIS SHOVEL-READY, HIGHLY EFFICIENT INDUSTRIAL/ WAREHOUSE UNIT IS LOCATED AT THE HEART OF AVIATION BUSINESS PARK, A WELL ESTABLISHED AND SUCCESSFUL BUSINESS DESTINATION IN THE SOUTH COAST REGION.

Indicative CGI



A FIRST CLASS DESTINATION

AVIATION BUSINESS PARK supports over 200 individual businesses in a range of mixed-use accommodation. Aviation Business Park has developed a strong reputation as a key specialist aerospace and manufacturing hub for companies looking for bespoke and high-specification facilities.



50M YARD DEPTH



65 CAR PARKING SPACES



14 DOCK LEVEL LOADING DOORS



2 GROUND LEVEL LOADING DOORS



AIR CONDITIONED OFFICES



34 HGV PARKING SPACES



DETACHED BUILDING



12M HAUNCH HEIGHT



SUSTAINABLE DESIGN



SECURE CYCLE PARKING



EV CHARGING POINTS



LOW AIR PERMEABILITY DESIGN



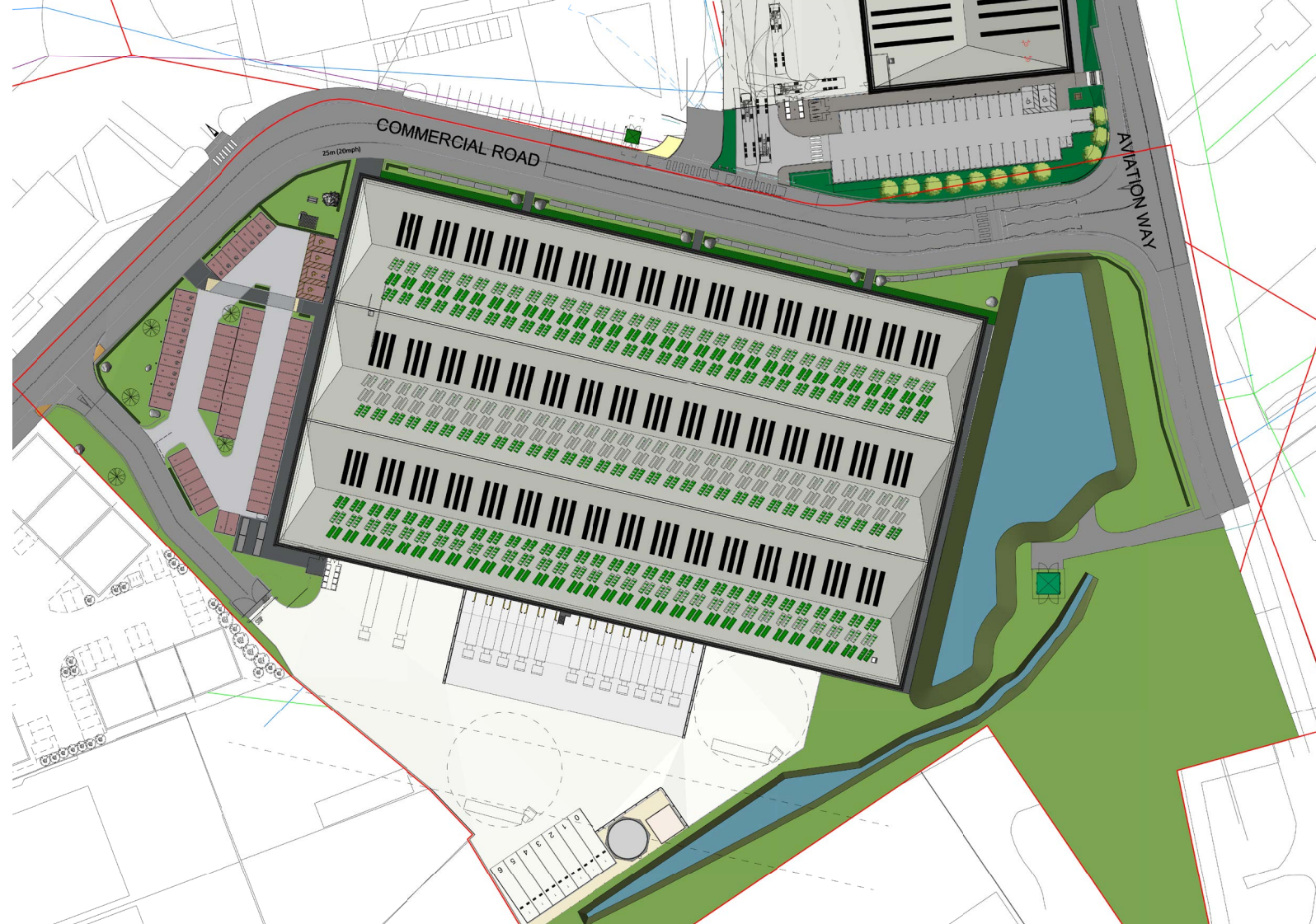
HIGH PERFORMANCE INSULATION



TARGET EPC A



BREEAM 'VERY GOOD'



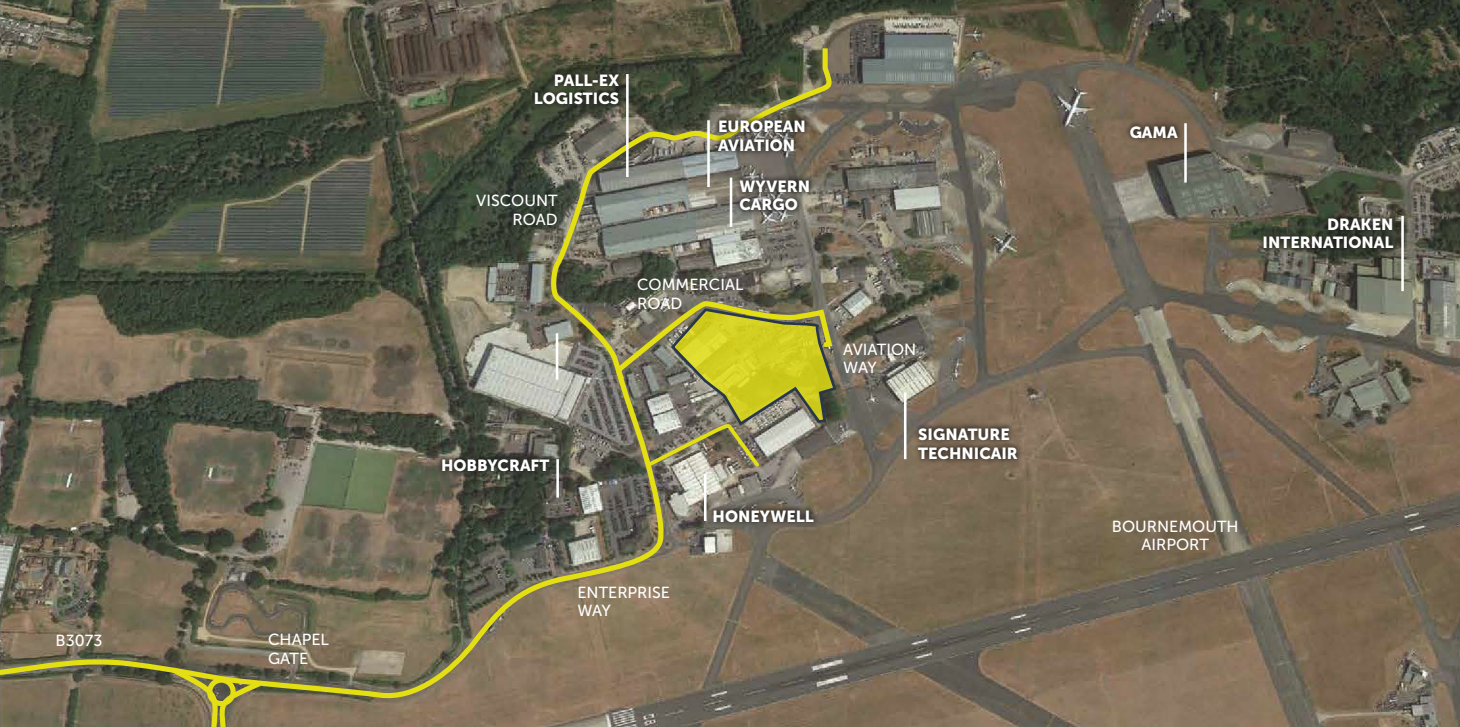
| | sq m | sq ft |
|----------------------------------|---------------|----------------|
| Industrial / Warehouse | 12,357 | 133,000 |
| Offices | 650 | 7,000 |
| Total gross internal area | 13,007 | 140,000 |

Measured in accordance with the RICS Code of Measuring Practice (6th edition)

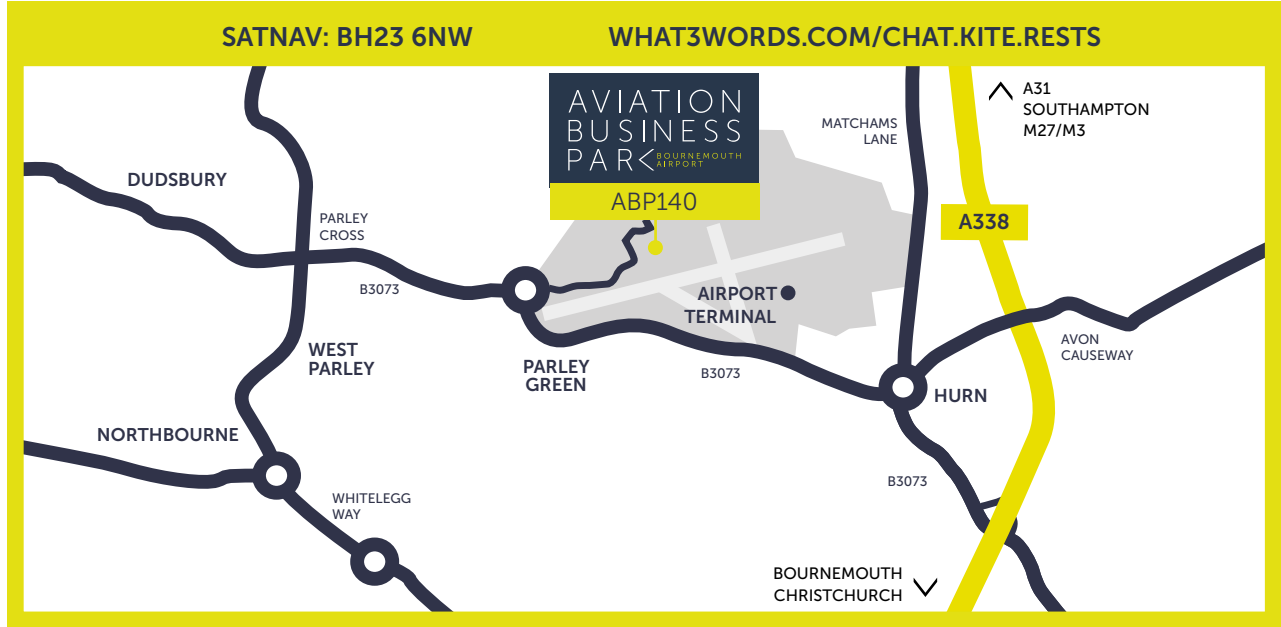
PLANNING: Reserved Matters planning consent has been granted by BCP Council (ref: P/25/01856/RM, dated 5 May 2026) for a 140,000 sq ft employment unit (Use Classes E, B2, B8) with service yard, car parking and associated works. The consent was granted pursuant to Outline Permission ref: 8/20/0952/OUT.

TERMS: Available on a new lease (leasehold) or by way of a long leasehold / virtual freehold.

Terms available on application.



OCCUPIERS INCLUDE:



Code for Leasing Business Premises: The Code for Leasing Business Premises in England & Wales strongly recommends you seek professional advice from a Surveyor or Solicitor before agreeing or signing a business tenancy/lease agreement. Viewings Strictly by prior appointment through the joint sole agents. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

CONTACT THE DEVELOPER

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CONTACT THE JOINT SOLE AGENTS



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