

# BUILDING 107C

AVIATION  
BUSINESS  
PARK BOURNEMOUTH  
AIRPORT



INDUSTRIAL/WAREHOUSE PREMISES  
**741 SQ FT (69 SQ M)**



BOURNEMOUTH AIRPORT  
CHRISTCHURCH, DORSET

SAT NAV: BH23 6ED

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# BUILDING 107C

# AVIATION BUSINESS PARK

BOURNEMOUTH  
AIRPORT

## SPECIFICATION

- > Industrial/Warehouse premises
- > 4.1m internal eaves height
- > Electricity
- > Water
- > Lighting
- > Loading access (4.5m width x 2.4m height)
- > Use of shared male and female WC facilities
- > Rateable Value: £6,900 (from 01.04.26)
- > EPC: B - 28
- > The approximate annual costs for the unit are currently budgeted as follows:

Service Charge:	£251.74 + VAT
Water:	£147.34 + VAT
Sewage:	£490.25 + VAT
Buildings Insurance:	£262.72 + VAT

## SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	<b>741</b>	<b>69</b>

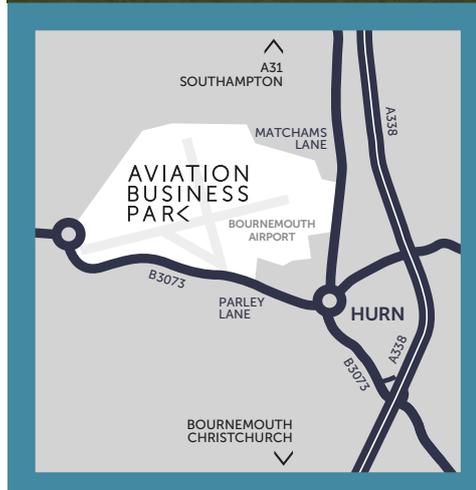
Measured in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## TERMS

**£9,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance. Upward only, open market rent reviews every 3 years.

## CONTACT

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



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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 purely 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.