



62C Discovery Centre, Bournemouth International Airport, Christchurch BH23 6NE

**TO LET
FOR SALE**

Hanger, Offices and & Industrial Space

**12,722 Sq Ft
(1,182 Sq M)**

DESCRIPTION

62C comprises a hanger, headquarter offices and storage accommodation which is currently occupied by L3 CTS Airline & Academy Training Ltd. 2-storey modern offices are provided to the front of the building. Access to the rear of the hanger from the car park is via a roller shutter door. There is a large concertina door which provides direct airside access. There are multiple cellular offices/break out areas internally which have been installed by the current occupier. The unit would benefit other aviation specific occupiers.

- ✓ **Occupational Lease**
- ✓ **Property let to L3 CTS Airline & Academy Training Ltd**
- ✓ **Term from the 19th November 2013 for a 10 year period**
- ✓ **Current passing rent : £90,000 per annum**
- ✓ **Sale Price: On application**



LOCATION

Bournemouth International Airport is one of the fastest growing airports in the UK and forms a key national and international gateway to Southern England.

The Eastern Business Park is situated 6 miles north west of Bournemouth and some 5 miles south from the A31 near Ringwood. Travelling by car access is off Matchams Lane at the southern end.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	8,058	749
First Floor	4,665	433
Total	12,722	1,182

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

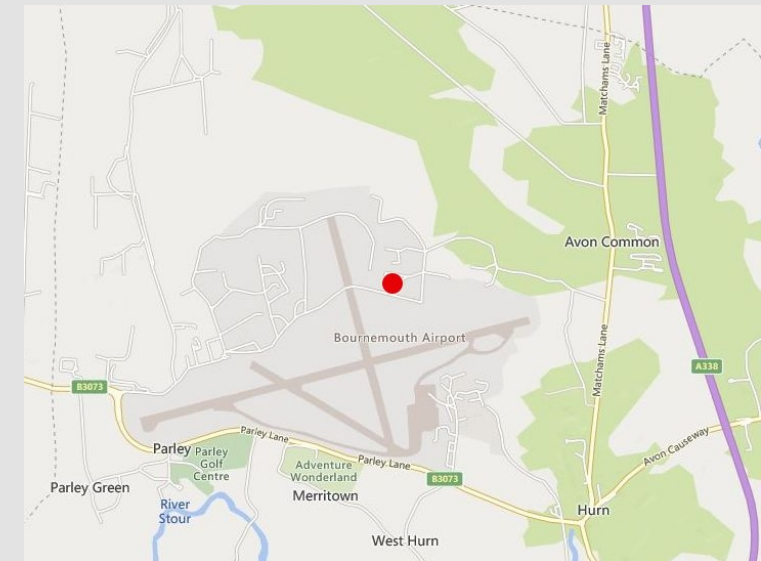
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a long leasehold basis for 75 years from the 6th August 1986. The sale is subject to the occupational lease granted to L3 CTS Airline & Academy

EPC

The Energy Asset Performance Rating is C:73.



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Regulated by RICS 26-May-2022

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