

BUILDING  
**307**  
**N1**

AVIATION  
BUSINESS  
PARK BOURNEMOUTH  
AIRPORT



INDUSTRIAL/WAREHOUSE PREMISES

**1,758 SQ FT**



BOURNEMOUTH AIRPORT  
CHRISTCHURCH, DORSET

SAT NAV: BH23 6BW



# BUILDING 307 N1

AVIATION  
BUSINESS  
PARK BOURNEMOUTH  
AIRPORT

- Brickwork construction with external walk in store
- Dark kitchen suitable
- Fenced and gated
- LED lighting
- Air conditioning
- Ventilation
- Office
- WCs
- Gas available
- Rateable value: £16,750 (from 16.12.25) // £17,500 (from 1.4.26)
- EPC - TBC
- The approximate costs for the year ending 31.3.26 are:

Service Charge:      £TBC + VAT  
 Water:                  £TBC + VAT  
 Sewerage:              £TBC + VAT  
 Buildings Insurance: £TBC + VAT

## SIZE (GIA APPROX)

Accommodation	sq ft	sq m
<b>Ground floor</b>	<b>1,758</b>	<b>163</b>

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

## RENT

£16,000 per annum exclusive of business rates, VAT, service charge, utilities and insurance premium payable quarterly in advance.

## LEASE

Available by way of a new full repairing and insuring lease with upward only, open market rent reviews every 3 years.



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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](#).

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 only 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.