

**TO LET**  
**SELF CONTAINED**  
**OFFICE ACCOMMODATION**  
**1,657 SQ FT // 154 SQ M**



BUSINESS SPACE

goadsby

**OAKLAND HOUSE, BUILDING 420**

AVIATION BUSINESS PARK, BOURNEMOUTH AIRPORT, CHRISTCHURCH, DORSET, BH23 6NW

## SUMMARY >

- MODERN OFFICE ACCOMMODATION
- SELF CONTAINED
- PARKING FOR APPROX. 10 CARS

RENT: £22,000 PER ANNUM EXCL.



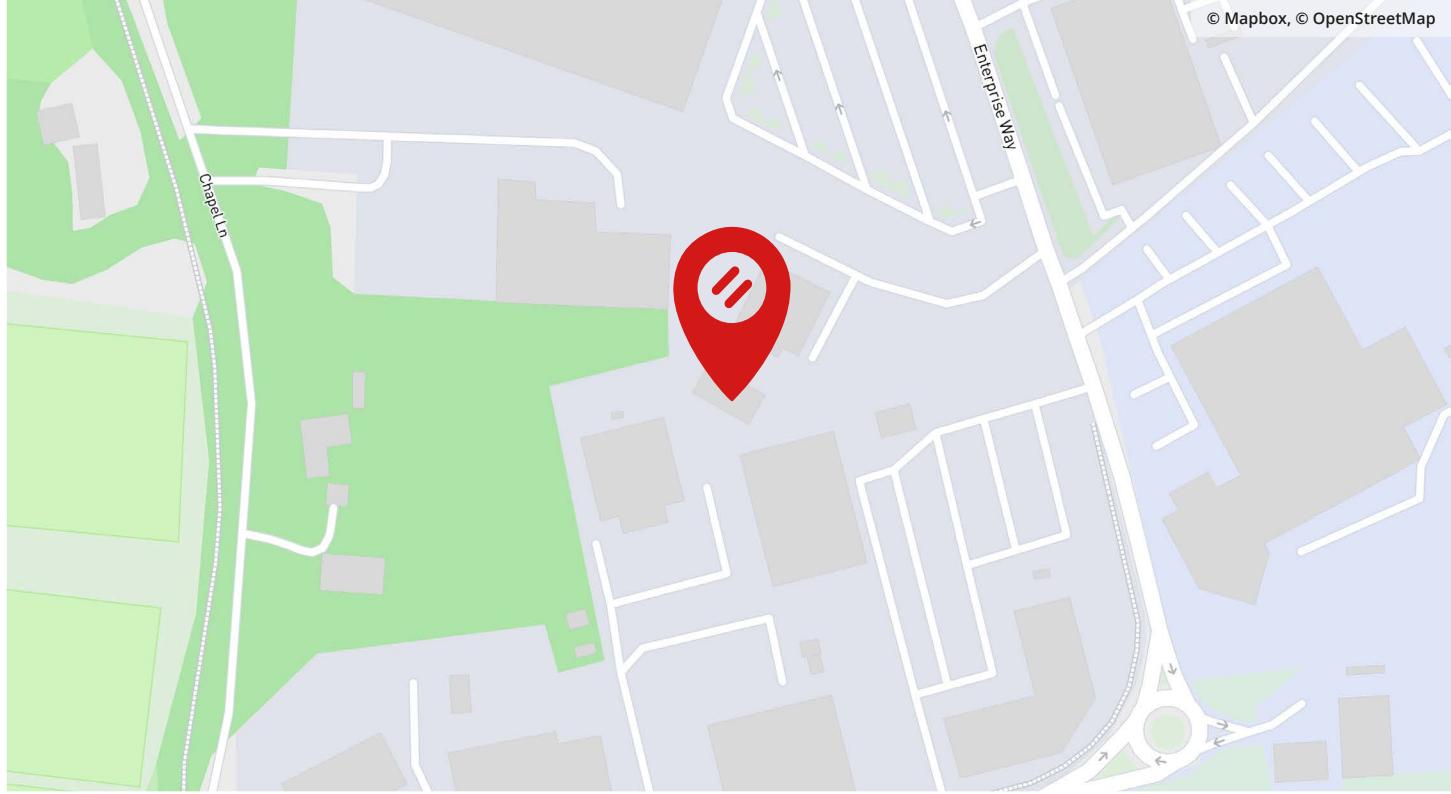
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## Location

Aviation Business Park is accessed via the Chapel Gate entrance from Parley Lane, which links south-eastwards with the A338 (Blackwater Junction) and northwards with the A348 Longham via Parley Cross.



## Description

The accommodation comprises a single storey building of brick construction under a pitched and tiled roof. Internally, the accommodation is predominantly open plan with a reception area, two separate meeting rooms, a kitchenette and male and female WCs.

The accommodation benefitted from a refurbishment in 2018 to include new windows and doors, new carpets and a redecoration throughout. The accommodation benefits from suspended ceilings, lighting and heating.

Externally, there is space for approximately 10 cars (depending upon the layout).

## Accommodation

	sq m	sq ft
IPMS3 Office area	154	1,657
(including a limited use area of	4	12)

The accommodation has been measured in accordance with RICS Property Measurement (2<sup>nd</sup> Edition).

## Lease

The accommodation is available by way of a new full repairing and insuring lease, for a negotiable term, incorporating 3 yearly upward only open market rent reviews.

## Rent

**£22,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



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## Rateable Value

£15,750 (from 1.4.23)

## EPC Rating

D - 78

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

A service charge may be payable. Interested parties are advised to make further enquiries.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

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](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](http://goadsby.com)