



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

**TO LET  
FOR SALE**

**AIRSIDE HANGAR WITH ANCILLARY  
OFFICES AND STORES**

**4,618 Sq Ft  
(429 Sq M)**

## DESCRIPTION

62B comprises a hangar ideal for aircraft maintenance/storage. The hangar measures approx. 21m (w) and 18m (d). The sliding concertina doors are 17m (w) by 4.62m (h) with a tail flap at the apex. Access to the rear of the hangar from the car park is via a roller shutter door of 3.03m (w) by 4.57m (h). There are 2-storey ancillary engineering offices, stores, WC and kitchen facilities on the ground floor and office, lounge and archive storage at first floor above.

- ✓ Tail flap at the Apex
- ✓ Direct airside access
- ✓ Minimum eaves height 5.7m
- ✓ Height at apex 7.3m
- ✓ Full width concertina loading door
- ✓ Aviation use only



## 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
GF Main Workshop & Offices	4,094	380
First Floor Offices	524	49
<b>Total</b>	<b>4,618</b>	<b>429</b>

## 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.

## RENT/PRICE

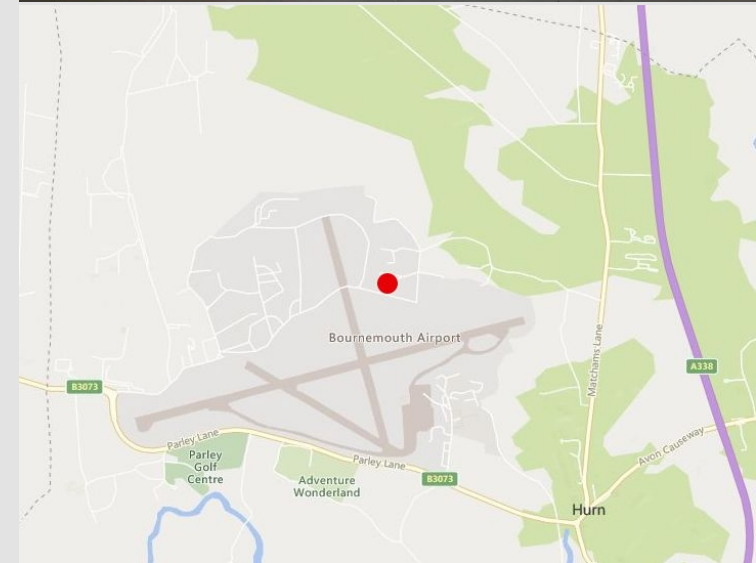
£37,500 per annum. Price on application.

## TERMS

The premises are available by way of a new full repairing and insuring lease or remainder of the long leasehold interest.

## EPC

The Energy Asset Performance Rating is D87.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Luke Mort**  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)

**Dan Rawlings**  
07702 809192  
[drawing@lsh.co.uk](mailto:drawing@lsh.co.uk)