



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 55/56 BASEPOINT BOURNEMOUTH AIRPORT ENTERPRISE CLOSE AVIATION PARK WEST CHRISTCHURCH BH23 6NX



Conjoined Offices TO LET

- Monthly rentals
- Free parking subject to permits
- Office 55: 204.51 sq.ft. 19 sq.m.
- Office 56: 516.66 sq.ft. 48 sq.m.

Arrange a viewing today

01202 551821

**Available on short
term lettings
Rental £2,369 plus
VAT pcm**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Basepoint Bournemouth is situated near Bournemouth Airport, and provides a wide range of flexible managed offices and workshops, from small one or two-person units, through to mid-size and larger units. It includes a range of flexible spaces including studios and workshops – some with mezzanine floors.

Situated on a prominent site at Aviation Business Park, an established business park adjoining Bournemouth International Airport, occupiers benefit from a superb road network, being close to the A338. Ringwood, Ferndown, Bournemouth and Poole town centres are all easily accessible.

ACCOMMODATION

These offices can be let as a whole at £2369 pcm plus VAT or individually as below.

Unit	Sq.ft./Sq.m.	Type	Available
55	204.51/19	Office 2/3 desks	Now at £729 plus VAT
56	516.66/48	Office 6/8 desks	£1640 plus VAT

Offices include

- Broadband
- Recently upgraded VoIP phone system
- Heating, waste disposal, maintenance of communal areas
- Free parking subject to permits
- Access to 3000 Business Lounges worldwide
- Free networking/social events
- Good access links to A338/Central Bournemouth/Christchurch

TENURE

The rentals are based on a month to month agreement with. Term based discounts are available for longer term commitments. We understand that licences are flexible and can be 6, 12 or 24 months subject to agreement.

PLANNING

B1 Office

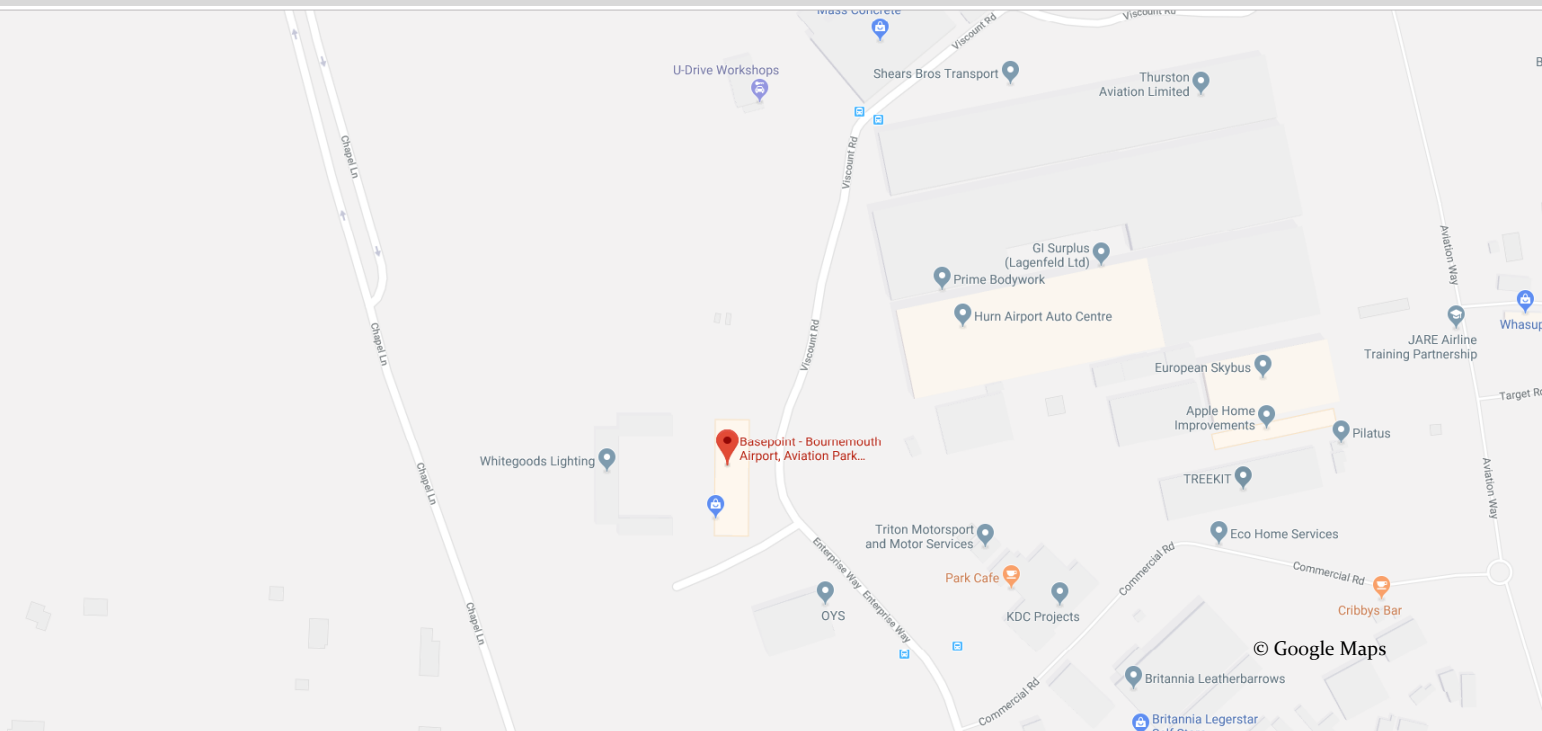
We are advised that the premises have B1 office use but we advise all applicants should rely upon their own enquiries.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

