

ABP39

NEW BUILD

ENERGY EFFICIENT, HIGH BAY
INDUSTRIAL/WAREHOUSE UNIT

39,051 SQ FT



Indicative CGI

ABP39

TO LET - AVAILABLE AUTUMN 2023

ABP39, Commercial Road, Aviation Business Park
Bournemouth Airport, Christchurch, Dorset

110

MINUTES TO LONDON BY TRAIN

23

DIRECT FLIGHTS TO EUROPE

100

MILES TO LONDON

90

MINUTES TO THE M25 BY CAR



A MANAGED ENVIRONMENT

AVIATION BUSINESS PARK occupiers benefit from an onsite management team who are here to help.

The team co-ordinate all aspects of park management and can be contacted on 01202 574844.



ONSITE MANAGEMENT TEAM



24 HOUR SECURITY



DEDICATED CCTV



MAINTAINED LANDSCAPING



PRIVATE ROAD MAINTENANCE



GREEN TRAVEL PLAN

ABP39



THIS NEW BUILD, HIGHLY EFFICIENT INDUSTRIAL/WAREHOUSE UNIT IS LOCATED AT THE HEART OF AVIATION BUSINESS PARK, A WELL ESTABLISHED AND SUCCESSFUL BUSINESS DESTINATION IN THE SOUTH COAST REGION.

Indicative CGI



A FIRST CLASS DESTINATION

AVIATION BUSINESS PARK supports over 200 individual businesses in a range of mixed-use accommodation. Aviation Business Park has developed a strong reputation as a key specialist aerospace and manufacturing hub for companies looking for bespoke and high-specification facilities.



DETACHED BUILDING



10M HAUNCH HEIGHT



4 LOADING ACCESS DOORS



40 CAR PARKING SPACES



32M YARD DEPTH

SUSTAINABLE DESIGN



SECURE CYCLE PARKING



EV CHARGING POINTS



LOW AIR PERMEABILITY DESIGN



HIGH PERFORMANCE INSULATION

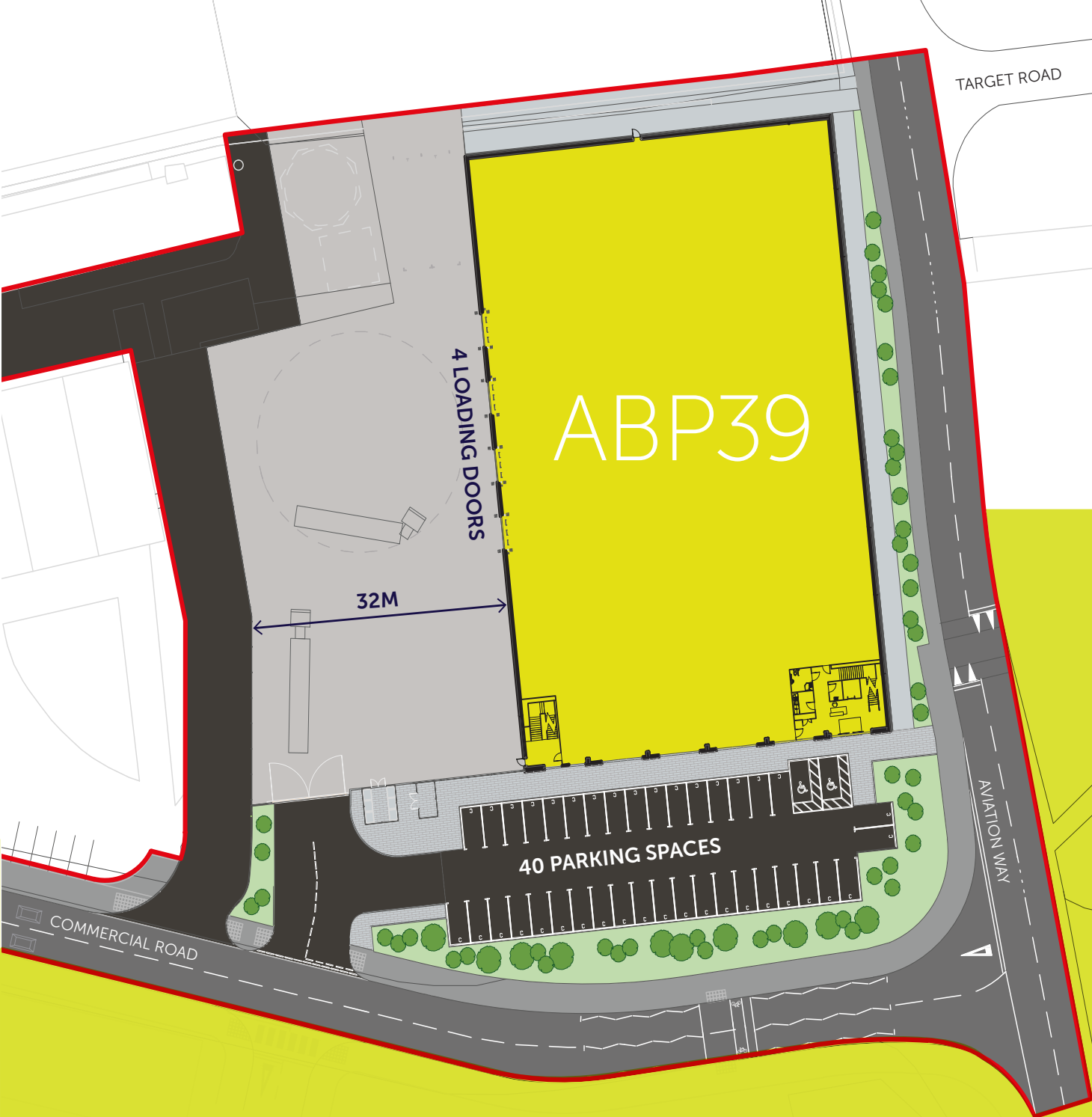


TARGET EPC A



BREEAM 'VERY GOOD'

Indicative CGI



	sq m	sq ft
Warehouse	3,132	33,713
Ground floor offices	126	1,357
First floor offices	370	3,981
Total gross internal area	3,628	39,051
Plus second floor mezzanine	160	1,725

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

PLANNING:

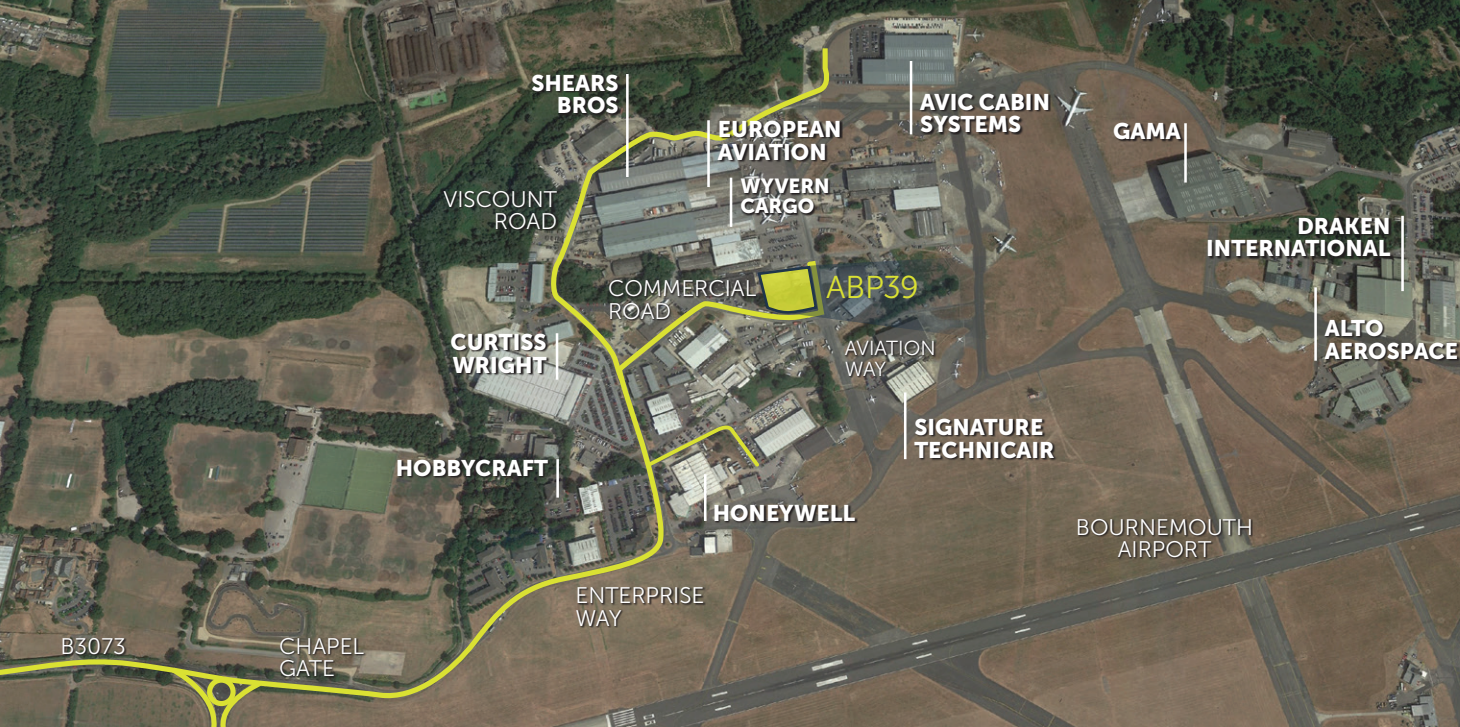
Development of employment unit (use classes B1c, B2, B8) with access, landscaping, car parking and associated works (full) at land at the junction of Commercial Road and Aviation Way, Aviation Business Park, Christchurch.

TERMS:

Available by way of a new lease. Rent on application.

PALLET COUNT:

334 bays @ ground plus 7 beams = 5,342 pallets stored
 334 bays @ ground plus 6 beams = 4,676 pallets stored



OCCUPIERS INCLUDE:



Honeywell



SHEARS

BEYOND
RETAIL



AVIC CABIN SYSTEMS

Gama Aviation



SATNAV: BH23 6NW

WHAT3WORDS.COM/DATES.MEDIUM.PLANTS



CONTACT THE DEVELOPER



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Code for Leasing Business Premises: The Code for Leasing Business Premises in England & Wales strongly recommends you seek professional advice from a Surveyor or Solicitor before agreeing or signing a business tenancy/lease agreement. Viewings Strictly by prior appointment through the joint sole agents. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. 16590 Tassell Design.

AVIATIONBUSINESSPARK.CO.UK