

UNIT 1 & 2
BUILDING
446

AVIATION
BUSINESS
PARK BOURNEMOUTH
AIRPORT



5,500 / 5,163 / 10,663 SQ FT
BUSINESS/OFFICE PREMISES

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SPECIFICATION

- > Timber/plastic construction
- > Flat roof
- > Internal eaves height 3.23m
- > Carpeted/tiled/laminate flooring
- > Modern office space
- > Roller shutter door
- > LED lighting
- > High quality male and female WC/
shower facilities
- > Electric supply
- > Central heating
- > Telecom
- > Gym
- > Canteen

EXTERNAL

- > ?? car-parking spaces provided upon a tarmacadam forecourt
- > Concrete loading apron

ACCOMMODATION

Unit	Sq M	Sq Ft
Unit 1	511	5,500
Unit 2	478	5,163
Total gross internal area approx.	989	10,663

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



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RENT

Unit 1	£41,100 per annum exclusive
Unit 2	£43,900 per annum exclusive
Unit 1 & 2	£85,000 per annum exclusive

The above rentals are exclusive of business rates, VAT, estate charges, insurance premium and utilities.

LEASE

The premises are to let by way of a new full repairing and insuring lease with upward only, open market rent reviews every 3 or 5 years.

RATEABLE VALUE

Units 1 & 2 (Combined)	£74,000 (from 1.4.23)
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LEGAL COSTS

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

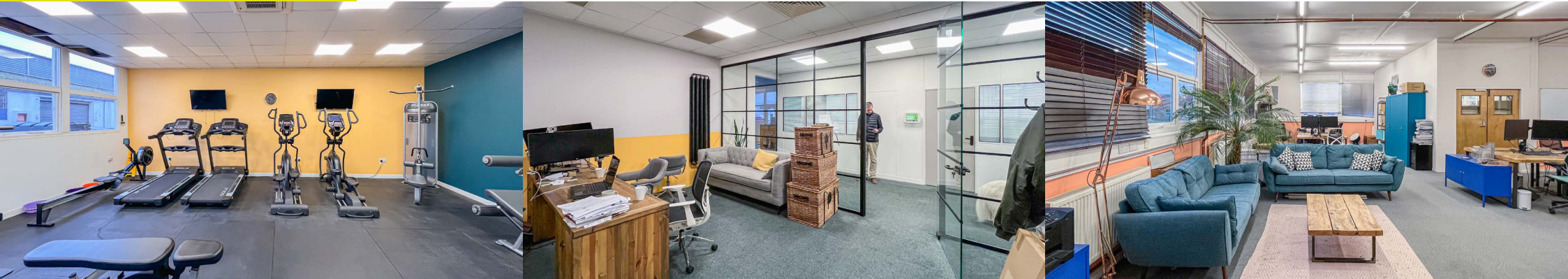
EPC RATINGS

Unit 1	D - 84
Unit 2	B 117



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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

ESTATE CHARGES

The approximate annual costs for units 1 & 2 are currently budgeted as follows:

Service Charge:	£3,141.58 + VAT
Water:	£1,631.80 + VAT
Sewerage:	£5,547.68 + VAT
Buildings Insurance:	£2,410.74 + VAT

(From 1.4.23 - 31.3.24)

VIEWING

For more information about locating your business to Aviation Business Park, please call the joint sole agents below.



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telephone: 01202 550110



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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](#).

