

# 1 Viscount Road

Aviation Business Park, Bournemouth Airport, Christchurch, BH23 6BU

Modern Detached HQ Industrial Premises

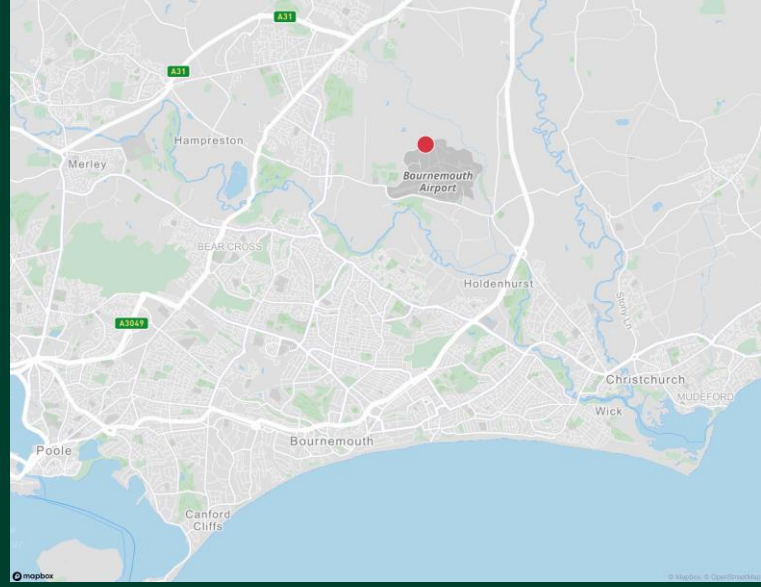
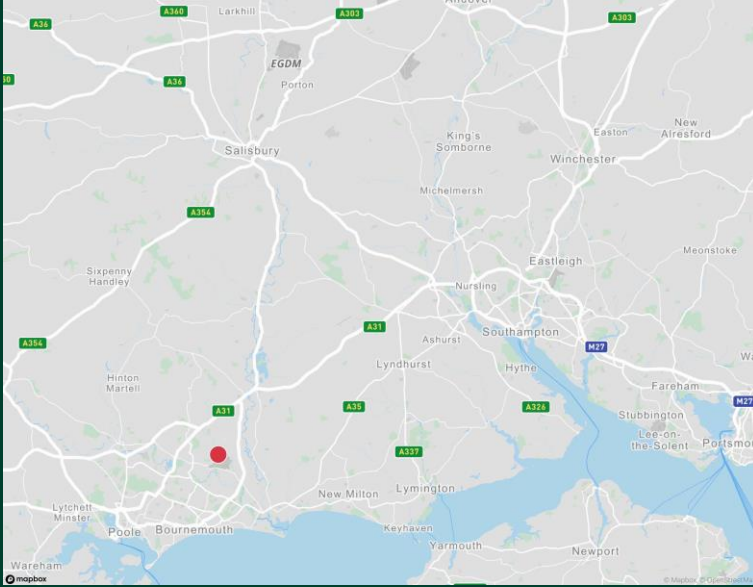
159,370 sq. ft. (14,806 sq. m.) plus concrete mezzanine floors of c. 37,950 sq ft



1 Viscount Road, Aviation Business Park, Bournemouth Airport, Christchurch, BH23 6BU

## Location

Bournemouth is a major town on the South Coast of England, approximately 105 miles (170km) south west of London and 30 miles (53km) south west of Southampton. Bournemouth Airport is to the north of the town and benefits from good transport connections being accessed via the B3073, which links to the A338 and in turn A31 dual carriageway, and M27 beyond. The subject site falls within the Aviation Business Park, which is an established employment area and home to a range of businesses including: Honeywell, Curtiss Wright, Hobbycraft and Beyond Retail Group.



## Description

The property comprises a modern purpose built high specification HQ Industrial/Warehouse unit constructed in 2014. The building specification includes:

- 9.16m clear internal eaves height
- Approximately 326 car parking spaces and additional cycle storage
- Secure yard (35m)
- High specification two storey office accommodation;
- 7 level access doors
- 7.6 acre site

## Accommodation

Area	Sq. ft	Sq. m
Industrial / Warehouse	119,582	11,109
Offices (GF)	19,894	1,848
Offices (FF)	18,894	1,848
TOTAL	159,370	14,806
Mezzanine floor (concrete)	37,950	3,525



## Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease upon terms to be agreed.

## Rent

On application.

## Business Rates

It is understood the property has a current Rateable Value of £1,210,000.

Prospective occupiers are advised to rely on their own enquiries with the Local Rating Authority as to the Business Rates payable.

## Energy Performance Certificate (EPC)

B- 27

## Contact Us

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