



to let high quality hq office building with excellent parking
977 - 2,453 sq m (10,516 - 26,406 sq ft)

11 Enterprise Way, Aviation Business Park, Bournemouth Airport, Christchurch, Dorset, BH23 6EW



loewy house

A detached three storey office building constructed in 2002 occupying a prominent position fronting Enterprise Way in the heart of Aviation Business Park, Bournemouth Airport.



Air
Conditioning



B - 30
EPC Rating



150 Allocated
Parking Spaces



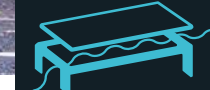
8 Person
Passenger Lift



Excellent
Connectivity



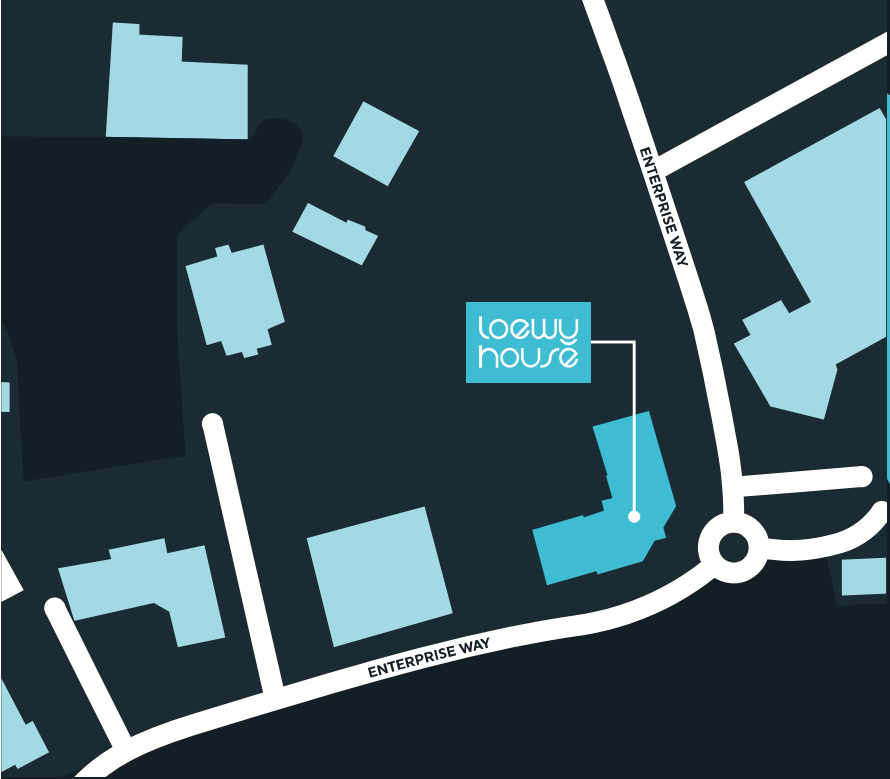
Shower
Facilities



Raised
Access Floors

first impressions **count.**





situation

The premises occupy a prominent position with extensive frontage to Enterprise Way in the heart of Aviation Business Park, which is a well established and successful business destination in the south coast region and supports over 200 businesses in a range of mixed use accommodation.

The Park is home to a number of major companies including the following:

Honeywell

CURTISS -
WRIGHT

SHEARS

hobbycraft

DRAKEN
International

JETS+

Gama Aviation

WYVERN
Cargo

location

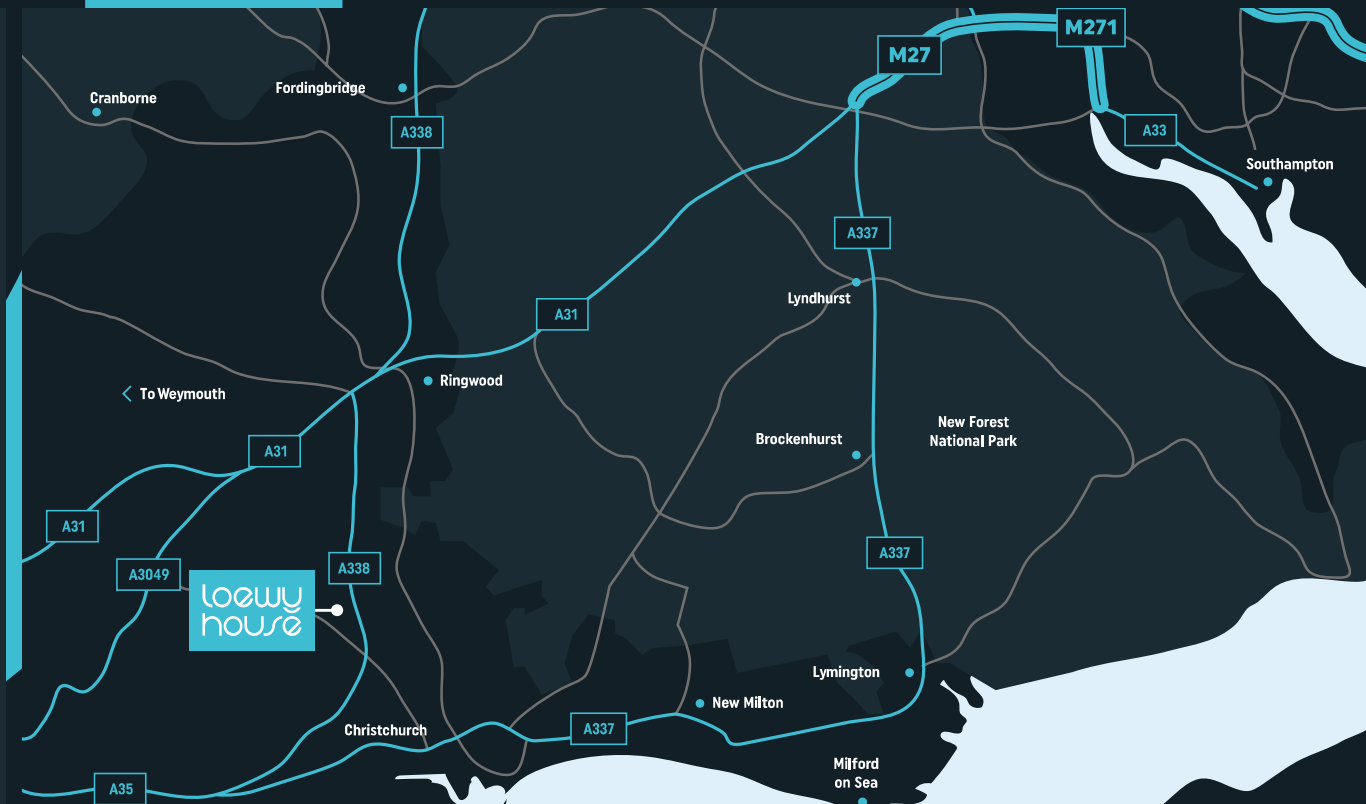
The premises are accessed via Chapel Gate from Parley Lane, approximately 3.4 miles to the east of the A338 dual carriageway which links to the A31. Alternatively, access to the A31 can be gained via the A348 and A347. The A31 links to the M27/M3 motorway networks.

Bournemouth Town Centre is approximately 7.1 miles away and can be accessed via the A338.

>> [location map](#)

>> [streetview](#)

/// many.pack.draw



everything connected.

by car

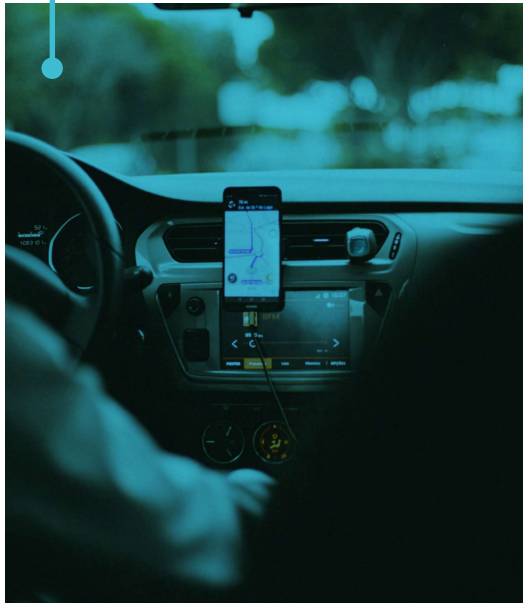
A338	3.4 miles
A31	4.2 miles
Bournemouth	7.1 miles
Southampton	30.1 miles
London	104 miles

by train*

Bournemouth	7 mins
Southampton Central	28 mins
Winchester	47 mins
Basingstoke	1 h 4mins
London Waterloo	1h 50 mins

by plane

Bournemouth Airport	2 miles
Southampton Airport	31.6 miles
London Heathrow	87.3 miles
London Gatwick	113 miles
London City	147 miles



* Christchurch Railway station is approximately 5.4 miles away and services are available to the above stations and many more.

source: google

description

Loewy House is a detached three storey office building occupying a prominent position on Enterprise Way. The building was constructed in 2002 to a high specification and benefits from good natural daylight and views across Bournemouth Airport.

The premises are accessed via the rear of the building where there is a central core with a reception, cloakroom and shower facilities and a lift.



parking

Externally, there is generous parking with a total of 150 dedicated car spaces in the car-park to the rear of the building.

specification

- › Air conditioning
- › Double glazed windows
- › Suspended ceilings with inset lighting
- › 8 person passenger lift
- › Flexible open plan floor plates
- › 150 dedicated car-parking spaces
- › Fully carpeted
- › Shower facilities
- › Male, female and disabled cloakroom facilities

a fabulous outlook.



space that works.

accommodation

	sq m	sq ft
Ground floor reception	57	615
Ground floor offices	977	10,516
First floor	979	10,536
Second floor	440	4,739

Total area approx. 2,453 26,406

flexible options.

Whole Building

26,406 sq ft

Ground Floor (excluding reception) and First Floor

21,052 sq ft

First and Second Floors

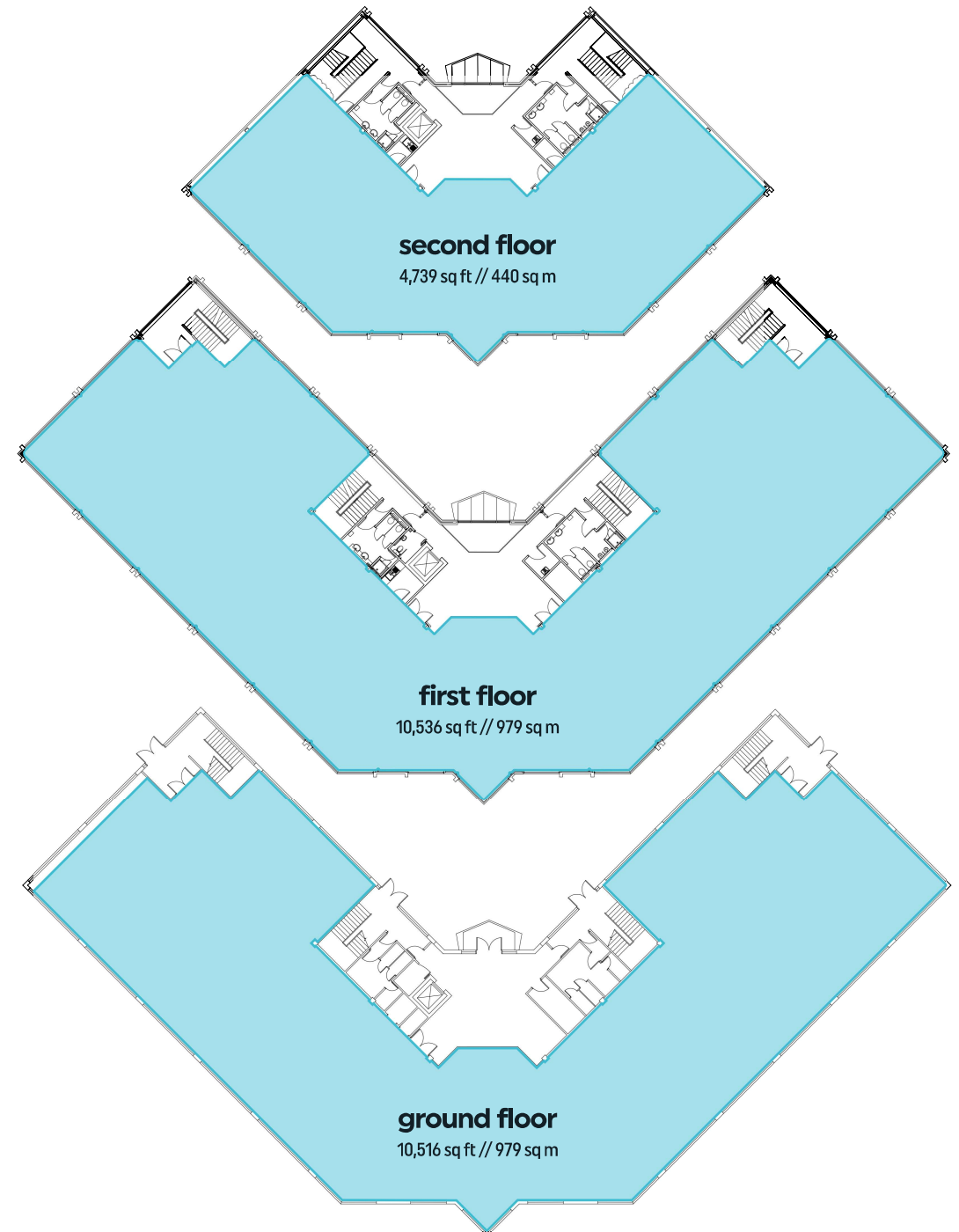
15,275 sq ft

Ground Floor (excluding reception)

10,516 sq ft

Split Floors

Our client may also consider splitting floors with modules available from approximately 5,000 sq ft.



terms

The premises are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

rent

£16 per sq ft exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

epc rating

B - 30

service charge

An estate service charge is payable and in the event the property is let on a floor by floor basis, a service charge will also be payable in respect of the maintenance, repair and upkeep of the common parts and external repairs of the building.

rateable value

Whole £385,000 (from 1.4.23)

legal costs

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

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.

viewings

Strictly by prior appointment through the joint sole agents through whom all negotiations must be conducted.



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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](#).

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