

BUILDING  
**104**

ONLY £4.99 PER SQ FT

AVIATION  
BUSINESS  
PARK BOURNEMOUTH  
AIRPORT



**TO LET** SAT NAV: **BH23 6NW**  
**DETACHED INDUSTRIAL PREMISES**  
**34,239 SQ FT // 3,180 SQ M**

# BUILDING 104

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## WAREHOUSE

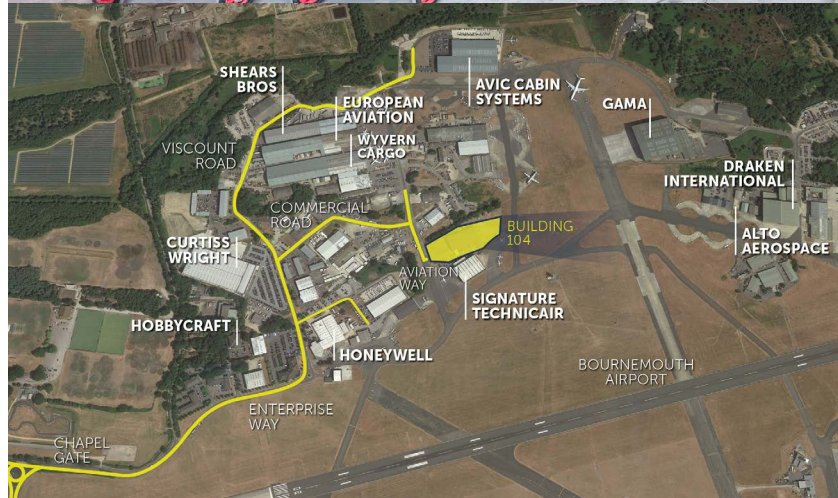
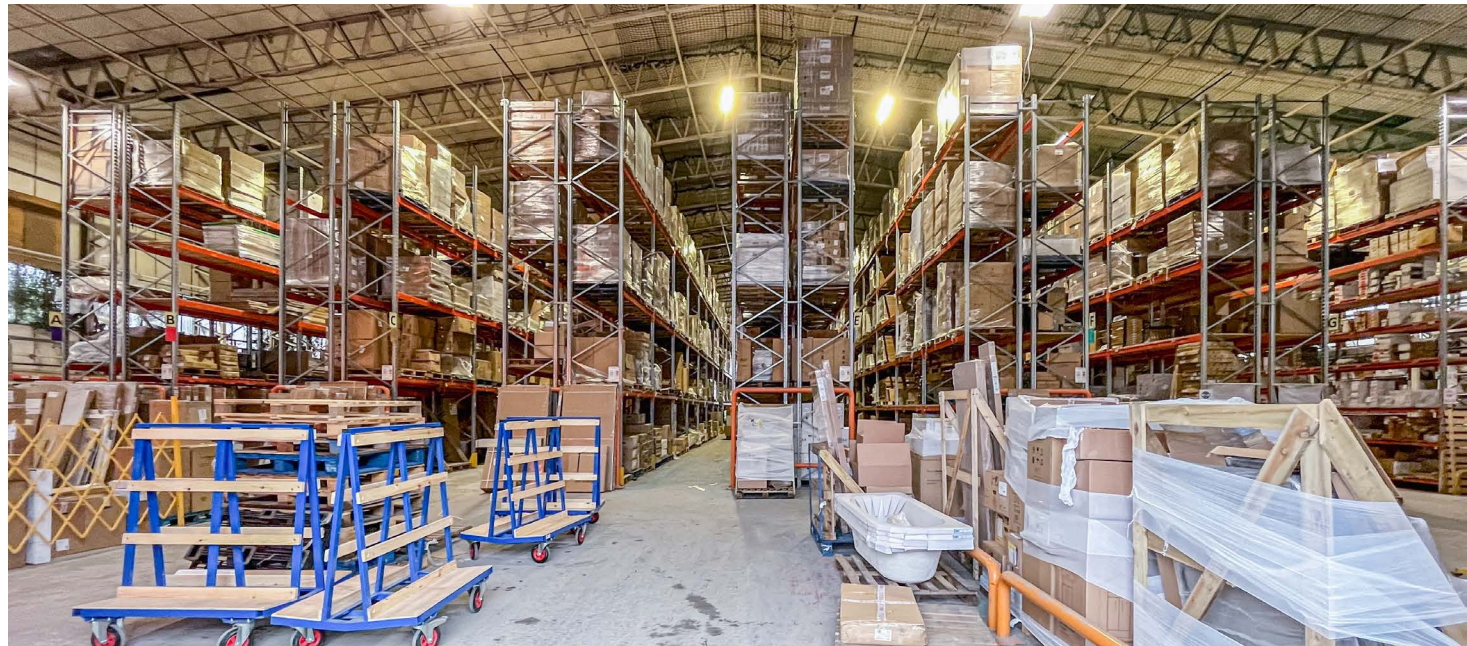
- > Detached, steel frame construction
- > Internal eaves height 8.75m
- > Ridge height 10.5m
- > Clear internal height 8m
- > Roller shutter door (3.68m w x 3.6m h)
- > Rear roller shutter door (3.85m w x 3.8m h)
- > High bay lights
- > 3 oil fired warm air heaters
- > Timber decked, steel framed mezzanine
- > Tarmacadam forecourt
- > Portacabin toilets

## OFFICES

- > Two storey offices
- > Carpet/tiled/laminate flooring
- > Double glazing
- > Radiators
- > Air conditioning
- > Suspended ceiling
- > Recessed lighting

## EXTERNAL

- > Tarmac yard to front
- > Small tarmac/concrete yard to rear



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## ACCOMMODATION

Unit	Sq M	Sq Ft
Main unit	2,736	29,453
Portacabin offices/WCs	143	1,537
Ground floor offices	92	993
Ground floor offices and showers	101	1,090
First floor offices	92	993
Toilet block	16	173
<b>Total gross internal area approx.</b>	<b>3,180</b>	<b>34,239</b>

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

## RENT

**£171,000 per annum** exclusive of business rates, VAT, estate charges and insurance.

## LEASE

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



# BUILDING 104

## RATEABLE VALUE

£156,000 (from 1.4.23)

## LEGAL COSTS

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

## EPC RATING

D - 94

## 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.

## APPROXIMATE ANNUAL COSTS

The approximate annual costs are currently budgeted as follows:

Service Charge:	£5,801.32 + VAT
Water:	£3,321.05 + VAT
Sewerage:	£11,074.40 + VAT
Buildings Insurance:	£6,822.46 + VAT



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## VIEWING

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



chris.wilson@goadsby.com  
telephone: 01202 550112



nick.tutton@cbre.com  
telephone: 02380 206313

## IMPORTANT

### 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a 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 tenant once terms have been agreed.

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. Under the Estate Agents Act 1979, it is declared that some of the Directors of Goadsby have an interest in this property.

