

BUILDING  
**106A**

ONLY £3.99 PER SQ FT

AVIATION  
BUSINESS  
PARK BOURNEMOUTH  
AIRPORT



**TO LET** SAT NAV: **BH23 6NW**  
**END TERRACE INDUSTRIAL PREMISES**  
**24,193 SQ FT // 2,247 SQ M**

# BUILDING 106A

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## BUILDING 106A

- > End terrace
- > Steel cladding construction
- > Mono pitched steel clad roof incorporating daylight panels
- > Concrete floor (with level difference)
- > Steel frame
- > 2 No. loading doors in front elevation
- > 2 No. loading doors in side elevation
- > Internal eaves height 3.75m
- > Ridge height 9m
- > Personnel door
- > Offices/kitchenette
- > Lighting
- > Communal WC

## BUILDING 107 STORE

- > End terrace
- > Concrete floor
- > Mono pitched steel clad roof
- > Brick/block/steel cladding construction
- > Steel frame
- > Internal eaves height 4.3m
- > Ridge height 9.45m

## EXTERNALLY

- > Fenced and gated concrete/tarmac forecourt to Building 106A
- > Access over shared driveway to Building 107 Store, a predominantly concreted yard and side loading doors to Building 106A





# BUILDING 106A

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## ACCOMMODATION

BUILDING 106A	Sq M	Sq Ft
Ground floor factory/warehouse	2,036	21,920
Offices/Kitchenette	87	940
<b>Sub total</b>	<b>2,123</b>	<b>22,860</b>

BUILDING 107 STORE	Sq M	Sq Ft
Ground floor factory/warehouse	124	1,333
<b>Total gross internal area approx.</b>	<b>2,247</b>	<b>24,193</b>

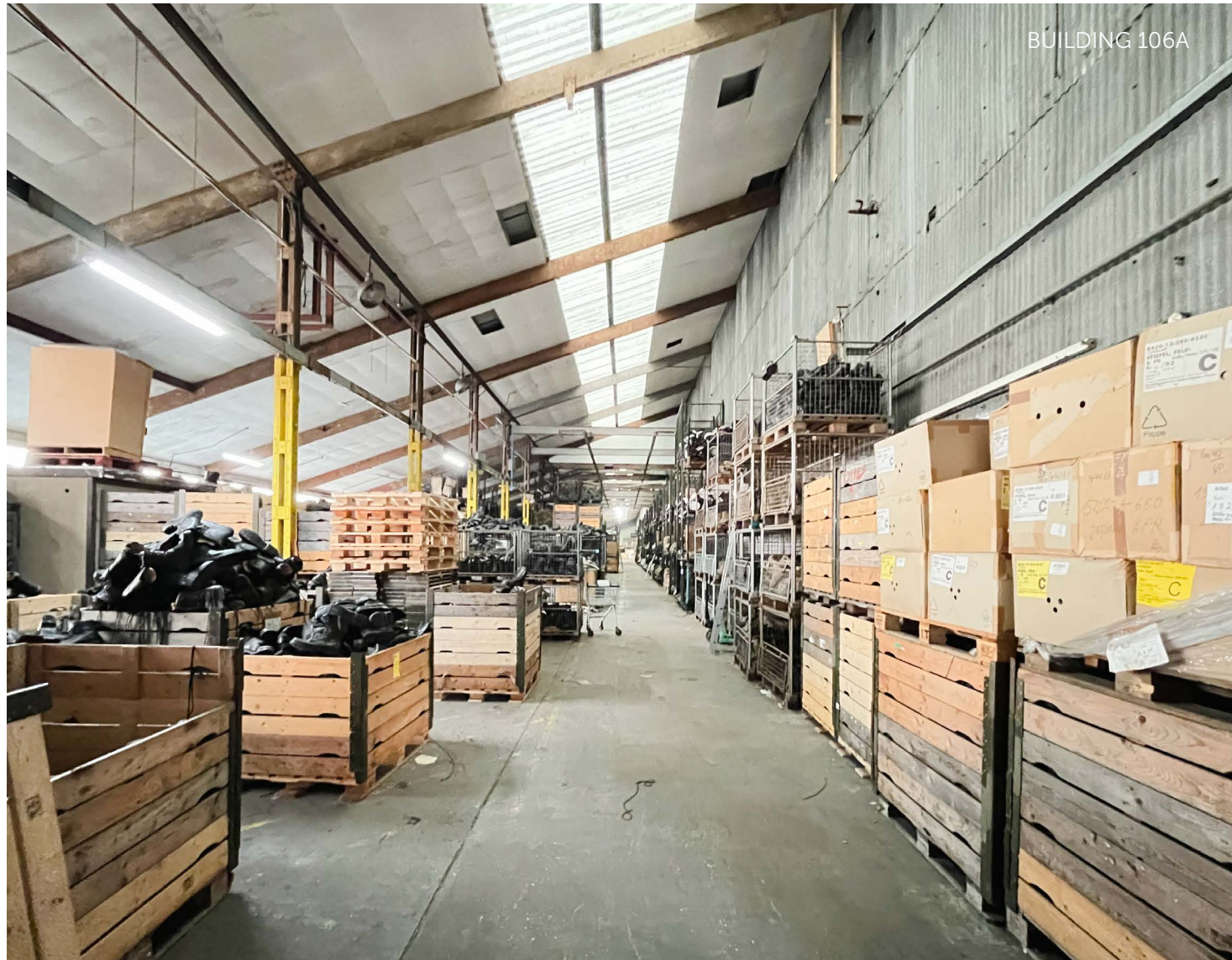
Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

## RENT

**£96,500 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.



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## RATEABLE VALUE

£87,000

## LEGAL COSTS

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

## EPC RATING

Building 106A: C - 72 // Building 107 Store: Not required

## 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:	£3,197.58 + VAT
Water:	£1,830.30 + VAT
Sewerage:	£6,104.00 + VAT
Buildings Insurance:	£4,450.36 + VAT

BUILDING 107 STORE





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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](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

