



TO LET



(Building 47)

RANGE OF INDUSTRIAL AND OFFICE UNITS

101 - 1,175 SQ M

881 - 12,650 SQ FT

- Licences available
- Parking
- Flexible lease terms

Aviation Business Park, Bournemouth Airport, Christchurch, Dorset

TC/W.58394 (VARIOUS UNITS)

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

TC/W.58394 (VARIOUS UNTIS)

LOCATION

Aviation Business Park is accessed via the Chapel Gate entrance from Parley Lane, which links south eastwards with the A338 (Blackwater Junction) and northwards with the A348 at Longham via Parley Cross.

Aviation Business Park is well located on the northern fringe of the town and is part of Bournemouth Airport which was privatised in 1995. Major infrastructure and upgrading works have been carried out to enhance business and employment opportunities including the £2M lengthening of the main runway which now can accommodate wide bodied jets.

Aviation Business Park has already attracted a number of major occupiers including FR Aviation, European Aviation, Bombardier Services, Aim Aviation, Dolphin Packaging and Lester Aldridge.

DESCRIPTION

BUILDING 402

This detached blister style premises has corrugated asbestos clad elevations with a corrugated asbestos roofs supported upon a steel portal frame. The ground floor is concrete, the internal ridge height is approximately 6.25 metres and loading to the unit is via a sliding loading door incorporating a wicket door.

Internally, there is fluorescent strip lighting and office accommodation incorporating carpets, suspended ceiling, recessed lighting and a kitchen.

3 phase electricity is available.

Externally, there is a concrete forecourt providing parking.

Total gross internal area approx 1,157 sq m 12,451 sq ft



UNIT 267A, AVIATION WAY

This end terrace unit is of brick construction with rendered elevations under a pitched roof. Internally, the ground floor is concrete, there is fluorescent strip lighting and a first floor mezzanine providing storage.

Externally, there is a concrete forecourt providing parking.

Ground Floor	71 sq m	767 sq ft
First floor storage	30 sq m	120 sq ft

Total gross internal area approx 101 sq m 881 sq ft



BUILDING 395, VISCOUNT ROAD

This detached unit is of timber construction supported under a pitched roof. The ground floor is timber, the internal eaves height is approximately 2.30 metres and loading to the unit is by way of a double loading door.

Internally, there is a separate personnel door and fluorescent strip lighting.

Externally, there is a forecourt providing parking.

Total gross internal area approx 173 sq m 1,861 sq ft



BUILDING 47

These detached premises are of brick construction with rendered elevations and a pitched roof supported upon steel trusses. The internal eaves height is approximately 2.69 metres and the floor is concrete. Internally there is a workshop area accessed by double loading doors and there are 5 carpeted offices. There is a reception accessed from a personnel door with a glazed side screen and the unit benefits from electricity, fluorescent strip lighting and telecom. There are windows to the front and rear elevations with security bars to the former.

There is a regularly serviced communal male and female toilet block located immediately opposite Building 47.

Externally, there are approximately 12 car spaces upon a concrete forecourt and there is a tarmac yard to the rear accessed over a shared right of way.

Total gross internal area approx 293 sq m 3,152 sq ft



UNIT 1, BUILDING 446, COMMERCIAL ROAD

This end terrace is of timber clad outer/blockwork inner wall construction under a flat roof. The ground floor is concrete, the internal head height is approximately 3.26 metres and loading to the unit is via a roller shutter door measuring approximately 3.35 metres wide x 2.74 metres high.

Internally, there is a separate personnel door, fluorescent strip lighting and male and female WCs and a kitchen and carpeted offices.

Externally, there is a forecourt providing parking.

Total gross internal area approx 480 sq m 5,163 sq ft



BUILDING 107D

This unit is of steel cladding outer, part brick inner wall construction under a mono pitched roof supported upon a steel portal frame. The floor is concrete, the internal eaves height is approximately 4.26 metres and loading to the unit is by way of 2 double loading doors.

Internally, there is a separate personnel door and a staircase provides access to the first floor mezzanine.

Externally, there is a forecourt providing parking.

Ground floor	552 sq m	5,943 sq ft
First floor mezzanine	448 sq m	4,820 sq ft

Total gross internal area approx 1,000 sq m 10,763 sq ft

BUILDING 430

These detached "blister" style premises have corrugated asbestos clad elevations with a corrugated asbestos roof supported upon a steel frame. There is a roller shutter door within the front elevation measuring approximately 3.5 metres wide x 3.87 metres high and incorporates a wicket door. The flooring is concrete and the highest point of the underside of the roof is 6.47 metres. There are windows to the front, side and rear elevations, fluorescent strip lighting and telecom and electricity are connected. There are no internal toilets, only the use of a regularly cleaned communal toilet block located adjacent. There are four warm air heaters, however these have not been checked and it would be an ingoing tenant's responsibility to make operational if required.

Externally, there is a concrete loading apron and parking is provided to the front of the premises.

Total gross internal area approx 1,175 sq m 12,650 sq ft

UNIT 2, BUILDING 446

This mid-terrace office building is arranged over one floor under a flat roof. A separate personnel entrance provides access to the office accommodation which is highly partitioned incorporating the following specification.

Total gross internal area approx 505 sq m 5,441 sq ft

Picture to be taken



LEASE TERMS

The units are available to let by way of new full repairing and insuring lease terms incorporating upward only rent reviews at open market rents.

RENTS

Building 402	£35,000 per annum exclusive
Building 267A	£4,000 per annum exclusive
Building 395	£7,500 per annum exclusive
Building 47	£14,900 per annum exclusive
Unit 1, Building 446	£25,000 per annum exclusive
Building 107D	£25,000 per annum exclusive
Building 430	£40,000 per annum exclusive
Unit 2, Building 446	£32,500 per annum exclusive

RATEABLE VALUE (EFFECTIVE FROM 1.4.10)

Building 402	-	
Building 267A	-	£15,750
Building 395	-	£8,200
Building 47	-	£12,750
Unit 1, Building 446	-	To be assessed
Building 107D	-	To be assessed
Building 430	-	£35,750
Unit 2, Building 446	-	£37,750

SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Ingoing tenants are to bear the landlords reasonable 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.

VIEWING

Strictly by prior appointment through sole agents Goadsby, through whom all negotiations must be conducted.

PLAN

Attached.

IMPORTANT

IDENTIFICATION

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

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

Updated - 9.12.10



