

BUILDING  
**397**

AVIATION  
BUSINESS  
PARK < BOURNEMOUTH  
AIRPORT



INDUSTRIAL/WAREHOUSE PREMISES + YARD  
**7,244 SQ FT (673 SQ M)**  
PLUS 4,164 SQ FT (387 SQ M) MEZZANINE OFFICES  
£3.98 PER SQ FT



BOURNEMOUTH AIRPORT  
CHRISTCHURCH, DORSET  
SAT NAV: BH23 6NW



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RIGBY  
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# BUILDING 397

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## SPECIFICATION

- > Detached blister building with yard and store building
- > First floor mezzanine offices with carpets, suspended ceilings and recessed lighting
- > Shower
- > Male, female and disabled WC
- > 3 phase
- > Electric roller shutter door (2.8m high x 3.5m wide)
- > Concrete ground floor
- > UPVC windows to part
- > Kitchenette
- > Personnel doors
- > EPC - C - 65
- > Rateable Value: £52,500 (from 01.04.2017)



## SIZE (GIA APPROX)

Accommodation	sq ft	sq m
Ground floor	<b>7,244</b>	<b>673</b>
Mezzanine offices	<b>4,164</b>	<b>387</b>
	<b>11,408</b>	<b>1,060</b>

Measured in accordance with RICS Code Of Measuring Practice (6<sup>th</sup> Edition).

## APPROXIMATE CHARGES

Service Charge	<b>£1,523.44 + VAT per annum</b>
Insurance	<b>£854.86 + VAT per annum</b>
Water	<b>£687.53 + VAT per annum</b>
Sewage	<b>£2,337.56 + VAT per annum</b>



## TERMS

£45,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance. Available by way of a new wind and water tight lease with landlord and tenant break option at any time after the first 6 months of the term subject to 6 months prior written notice.



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Agent's 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. This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 01/06/16.



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