

MAG Developments

MAG Developments are part of Manchester Airports Group and our dedicated team is responsible for the management and development of the group's investment property. The portfolio comprises over 200 properties and is home to 850 diverse companies; from Menzies, Handelsbanken, SSP, Radisson and UPS, to a variety of airlines which include: Etihad, Emirates, American Airlines, Singapore Airlines, EasyJet, BMI, Monarch and Thomas Cook. Our mission is focused on providing our customers with some of the finest business accommodation the region has to offer, all delivered with exceptional service throughout their occupation.

Contact

To find out more about how MAG Developments can help locate your business at Aviation Business Park, call **01202 364133**, or visit:

www.magdevelopments.co.uk.

Aviation Business Park

BOURNEMOUTH AIRPORT

200 acre business park with design & build opportunities from 10,000 - 211,000ft²

Dorset BH23 6NW

Joint letting agents



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. 010612.



Aviation Business Park

Aviation Business Park has proved to be the perfect solution for businesses looking to locate at one of the south coast's most accessible and well-established commercial locations.

There is a range of property available on-site, from bespoke design and build opportunities across 35 acres, to existing industrial, storage, distribution, office and hangar space, all of which provide flexible solutions to suit a wide range of commercial uses.



Key Benefits:

- Established business park
- 35 acres of development land
- Design and build options available from 10,000 - 150,000ft²
- Industrial, warehouse, office and aviation uses
- 1.6m ft² of existing commercial property
- 200 existing occupiers
- On-site retail and catering facilities
- 24/7 on-site security and CCTV

Major Occupiers:

- Cobham Aviation
- AIM Aviation
- Honeywell
- Babcock
- Meggitt
- Basepoint Business Centre
- Lester Aldridge
- Hobbycraft
- City Link

Design & Build Opportunities

Aviation Business Park has outline planning consent to offer design and build packages for warehouse, manufacturing, office and aviation buildings ranging from 10,000ft² to 150,000ft².

Each of the five available sites can be built to specific business requirements and a variety of lease and purchase options are available to meet individual needs, potentially also including plot sales.

All of the buildings can be delivered quickly by MAG Developments and trusted development partners, all within an 18 month timeframe from agreement of specification and legals.

Typical Office Specification:

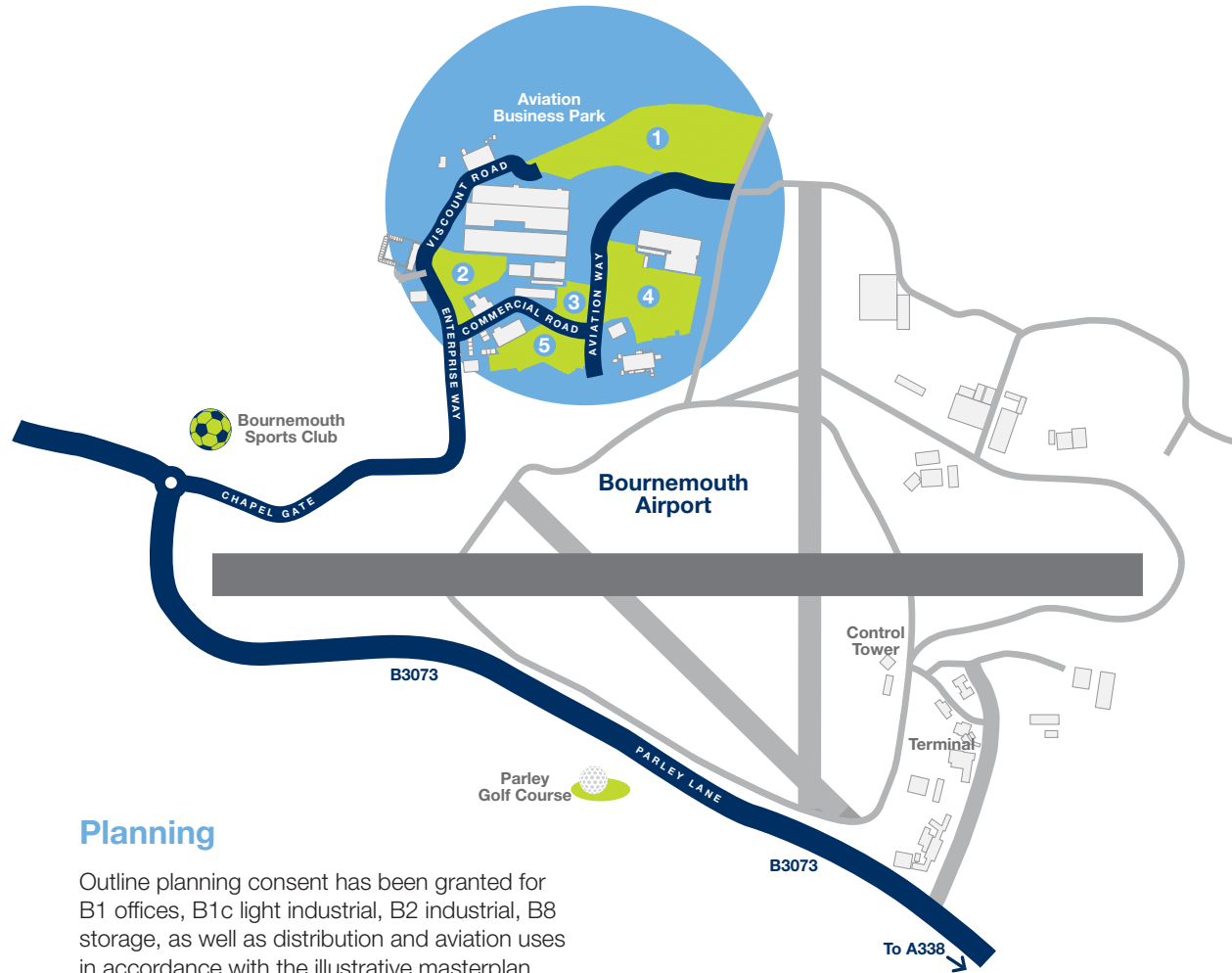
- 10,000 - 50,000ft²
- Air conditioning
- Raised floors
- Energy efficient build
- Dedicated car parking
- New lease or virtual freehold

Typical Industrial / Warehouse Specification:

- Units from 10,000 - 150,000ft²
- Steel portal frame
- Up to 12 metre eaves heights
- 3 phase electricity
- Energy efficient build
- Airside access (plot dependent)
- 10% open plan offices
- Dedicated car parking
- New lease or virtual freehold



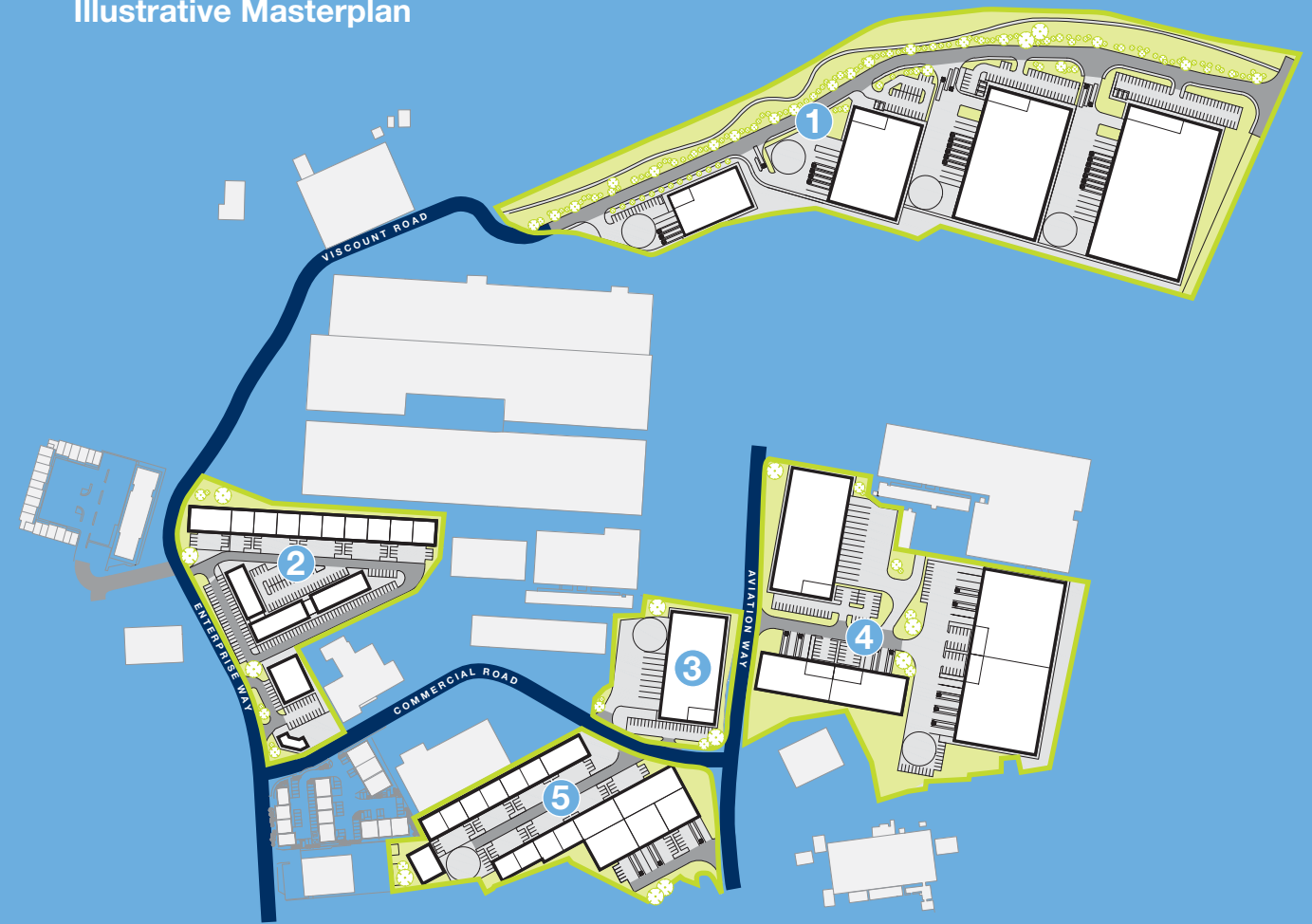
The Masterplan



Planning

Outline planning consent has been granted for B1 offices, B1c light industrial, B2 industrial, B8 storage, as well as distribution and aviation uses in accordance with the illustrative masterplan.

Illustrative Masterplan



Development Plots Overview

Plot	Land area acres	Minimum ft ²	Maximum ft ²	Minimum m ²	Maximum m ²
Site 1*	15.3	10,000	211,168**	929	19,618**
Site 2	4.7	10,000	48,434	929	4,500
Site 3	2.0	10,000	34,929**	929	3,245**
Site 4*	8.9	10,000	159,455**	929	14,814**
Site 5	4.5	10,000	84,755**	929	7,874**

*Potential airside access

**including 10% offices

Bournemouth Airport

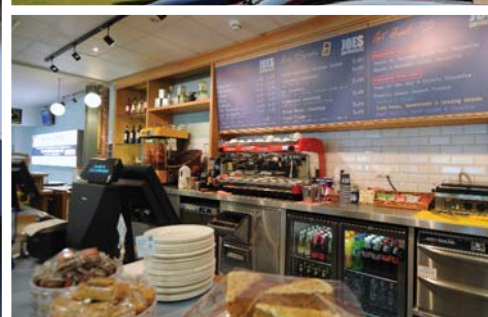
Bournemouth Airport is one of the fastest growing airports in the UK and forms a key national and international gateway to Southern England. It supports regular scheduled and charter flights across Europe, which are operated by a variety of leading global airlines, connecting over 600,000 passengers to over 60 destinations each year, including: Austria, Finland, Greece, Italy, Portugal, Republic Of Ireland, Spain and Switzerland.

Location

Aviation Business Park is situated only 5 miles north of Bournemouth, 1 mile west of the A338 and 100 miles south west of London. It's quick and convenient to get to and from the airport by both car and by bus. It can be accessed via the A31 from the M27 and M3 motorway to the east, and via the A35 to the west and excellent road links mean the journey time from the M25 to Bournemouth Airport can be as little as 75 minutes. Bournemouth Airport Shuttle runs between Bournemouth town centre and Aviation Business Park and connects to the town's travel interchange in just 15 minutes.

Amenities:

- Park Café
- Bournemouth Airport Terminal inc: Joe's Kitchen & WHSmith
- Bournemouth Sports Club (adjacent)
- Parley Golf Course
- Tesco Express (Parley Cross)
- Hotels, bars and restaurants within easy reach



Sat Nav. reference BH23 6NW