

TO LET

3 Brackley Close

Bournemouth Airport
BH23 6SE

3,462 SQ FT (322 SQ M) + MEZZANINE



KEY BENEFITS

- Brick outer, blockwork inner wall construction with composite panelling to upper elevations
- Steel-clad insulated pitched roof incorporating daylight panels
- Steel portal frame
- Double-glazed windows at ground and first floors
- Internal eaves height approximately 6.25 metres
- 5m high x 3m wide sectional up and over loading door



LOCATION

The property is located in the south-east sector of Bournemouth Airport close to the terminal building. The A338 Wessex Way which provides dual carriageway links into Bournemouth and the A31 is approximately 2 miles distant.

DISCLAIMER: CBRE LIMITED

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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DESCRIPTION

These end of terrace premises are of steel portal frame construction with composite cladding. The ground floor is concrete, the internal eaves height is approximately 5.89 metres and loading is by way of a sectional up and over door measuring approximately 4.4 metres wide x 4.89 metres high.

A separate personnel door leads to the ground floor office accommodation which is arranged as five offices with female/disabled and male cloakroom facilities and a kitchenette. In the factory area, there is fluorescent strip lighting and steel stairs lead to a first floor concrete mezzanine.

3 phase electricity is connected.

Externally, there are tarmacadam and concrete forecourts providing parking.



LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only rent reviews every 3 years.



RENT

£28,000 per annum exclusive of rates, VAT, service charge, insurance premium and all other outgoings.

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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

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



VIEWING

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



DEMISE

UNIT	SQ M	SQ FT
Ground Floor Factory	182	1,958
Ground Floor Offices/ Cloakrooms/Kitchenette	140	1,504
First Floor Mezzanine	141	1,521

CONTACT US



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