

TO LET

# 5 Brackley Close

**Bournemouth Airport**  
BH23 6SE

**2,860 SQ FT (265 SQ M)**



## KEY BENEFITS

- Male and female WC
- Kitchenette
- Shower facility
- Carpets
- Suspended ceiling
- Lighting
- Blinds
- Perimeter trunking
- Electric heaters
- 20 car parking spaces



## 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.

## CONTACT US



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## DESCRIPTION

The self-contained office accommodation forms part of a detached two storey office building of brick construction. The accommodation is arranged over two floors and it provides predominantly open plan accommodation with two partitioned offices on the ground floor and one partitioned office on the first floor. 20 car spaces.



## DEMISE

UNIT	SQ M	SQ FT
Ground Floor	120	1,294
First Floor	145	1,566



## 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.



## LEASE

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



## LEGAL COSTS

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



## RENT

£29,950 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.



## VIEWING

Strictly by prior appointment through the joint agents Goadsby and CBRE through whom all negotiations must be conducted.

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