

TO LET

Cirrus Court, Aviation Business Park

Bournemouth Airport
BH23 6BW

1,061 – 2,506 SQ FT (99 - 233 SQ M)



Units A2 & A3



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
- Power floated concrete floor
- Unisex disabled WC
- 3 phase electricity, gas and telecom
- Emergency lighting and fire alarm
- Separate personnel door
- Concrete loading apron and pavior forecourt
- Lighting
- 5 allocated parking spaces

DISCLAIMER: CBRE LIMITED

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

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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LOCATION

The site forms part of the established and busy Aviation Business Park with access 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.

This superb development fronts Enterprise Way being the principal spine road accessing Aviation Business Park. Access to the development is from Commercial Road.

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 European Aviation, VT Aerospace, Sealed Air, Lester Aldridge, Cobham, Honeywell, Meggitt, Babcock, Aim Aviation and Hobbycraft.



UNITS & RENT

UNIT	SQ M	SQ FT	Rent per Annum	Rateable Value	EPC
A2	99	1,061	£11,250	£8,600	C – 64
A3	99	1,064	£11,250	£9,100	C - 65
A2 + A3	198	2,125	£22,500		
D2 incl. Mezzanine	233	2,506	£19,950	£14,500	C - 52

The above rents are quoted exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

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LEASE

A new full repairing and insuring lease is available incorporating upward only, open market rent reviews every 3 years.



LEGAL COSTS

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



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.



VIEWING

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

CONTACT US



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Unit D2

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