

BOURNEMOUTH INTERNATIONAL AIRPORT

SITE FOR SALE

AIRSIDE approx. 1.5 ACRES (0.61 HA)

with Planning Consent for :

1,400 sq m (15,064 sq ft) Hangar and

1,280 sq m (13,773 sq ft) Offices



Site 60, Discovery Centre

Aviation Park East (North East Sector)

Bournemouth International Airport

Christchurch

Dorset

BH23 6NE

LOCATION

Bournemouth International Airport is one of the fastest growing airports in the UK and forms a key national and international gateway to Southern England. Regular scheduled and charter flights across Europe are operated from the airport to over 60 destinations.

The Airport is 100 miles south of London and can be accessed via the A31 from the M27 and M3 motorway to the east and via the A35 to the west. The journey time from the M25 can be as little as 75 minutes.

The Eastern Business Park is situated 6 miles north west of Bournemouth and some 5 miles south from the A31 near Ringwood. Traveling by car access is off Matchams Lane at the north end via the A31 just west of Ringwood or by taking the A338 to Bournemouth and picking up Matchams Lane at the southern end.

THE SITE

The site comprises the area of land hatched red on the attached plan (see Appendix 1) with direct **airside** access and forming part of Site 60 located on the Aviation Park East aka Eastern Business Park. The demise is to include an unrestricted right of access across the strip to the north of the demised area cross hatched in green on the attached plan for the purposes of accessing the rear of the site.

Site Area approx. 1.5 acres (0.61 ha).

TERM

The land is held under a lease for a term of 75 years from 16th March, 1995 at a current ground rent of £22,000 per annum exclusive subject to 5 yearly rent reviews, last review due 2010.

PREMIUM

Offers in the region of £800,000 for the lease, subject to contract only.

LEGAL COSTS

Each party are to bear their own legal costs and both parties to share the costs of obtaining consent from Rigby/Regional and City Airports to the assignment.

VIEWING

Strictly by appointment through the joint sole agents:

James Clay

London Clancy

 01256 462222

jamesclay@londonclancy.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
 - b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
 - d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.
- Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

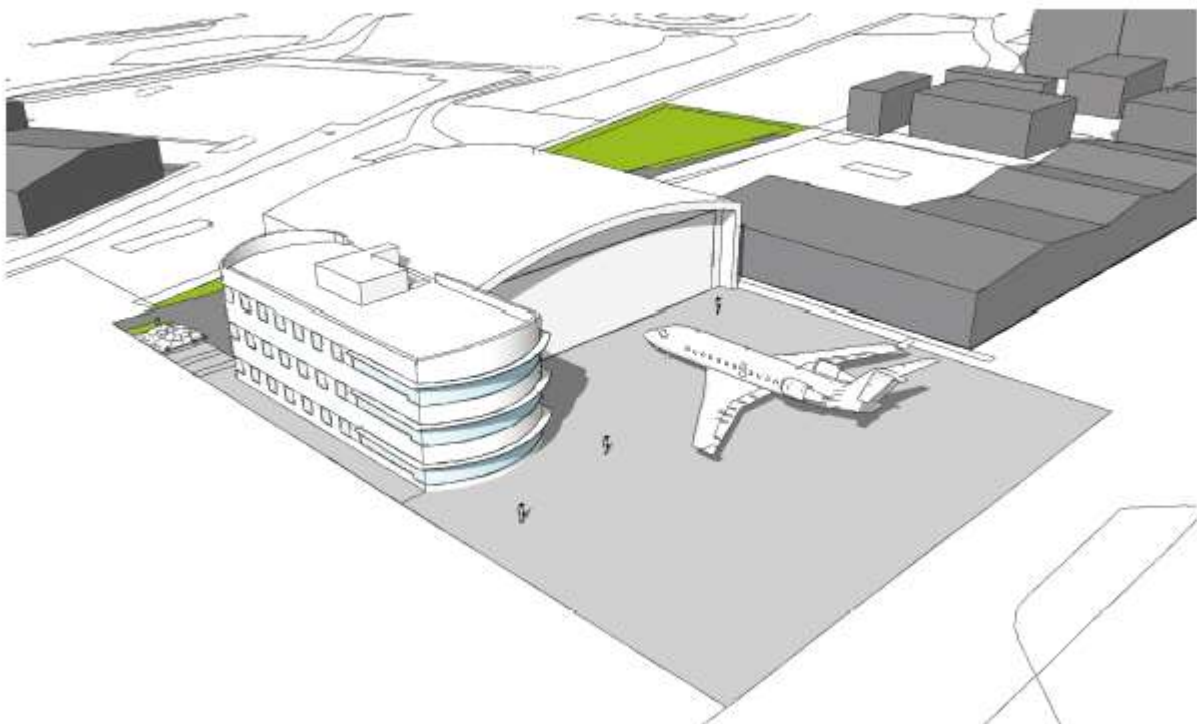
PLANNING

The site has the benefit of the following planning permissions:-

1. Consent to build a new 1,400 sq m (15,064 sq ft) hangar, amended under Application No. 8/11/0117 on 17th May, 2011 to change the orientation and footprint of the hangar. This is an indefinite consent and there is no requirement to commence development within 3 years of the date permission was granted. See Appendix 2 for outline plan.
2. Consent to build a 3 storey block of ancillary B2 offices with associated parking and access with a GIA of 1,280 sq m (13,773 sq ft), granted 22nd June, 2012 under Application No. 8/12/0140. See Appendix 3 for outline plan and Appendix 4 for elevation drawings.

See also Appendix 5 for an overview of both buildings on the site.

SKETCH OF PROPOSED DEVELOPMENT

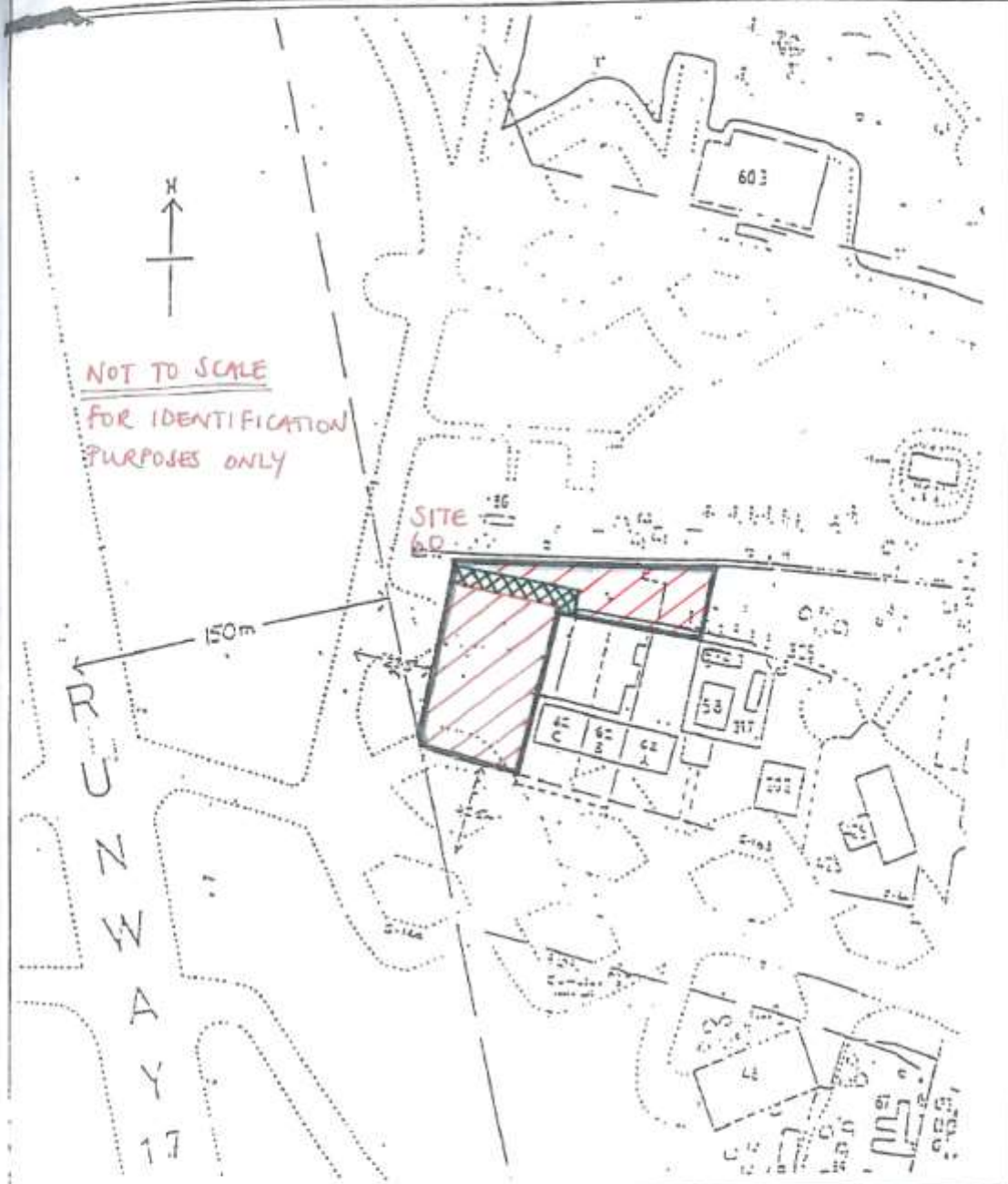


APPENDICES

- | | | |
|------------|---|--|
| Appendix 1 | - | Drawing No. BIA96/1: Site plan of Site 60, red hatched area denotes extent of boundary under this proposal. |
| Appendix 2 | - | Drawing No. 07.051 – SK077 Rev A: Outline footprint of consented hangar building. |
| Appendix 3 | - | Drawing No. 12.001.003 Ref A: Outline footprint of consented ancillary buildings. |
| Appendix 4 | - | Drawing No. 12.001.004 Ref A: Elevation drawings of consented ancillary buildings. |
| Appendix 5 | - | Drawing No. 12.001.007: Block plan showing overhead view of both hangar and ancillary buildings on the site. |

APPENDIX 1

Bournemouth International Airport



AIRCRAFT PARKING - NORTH EAST SECTOR

DWG NO

BIA96/1

SCALE

NTS

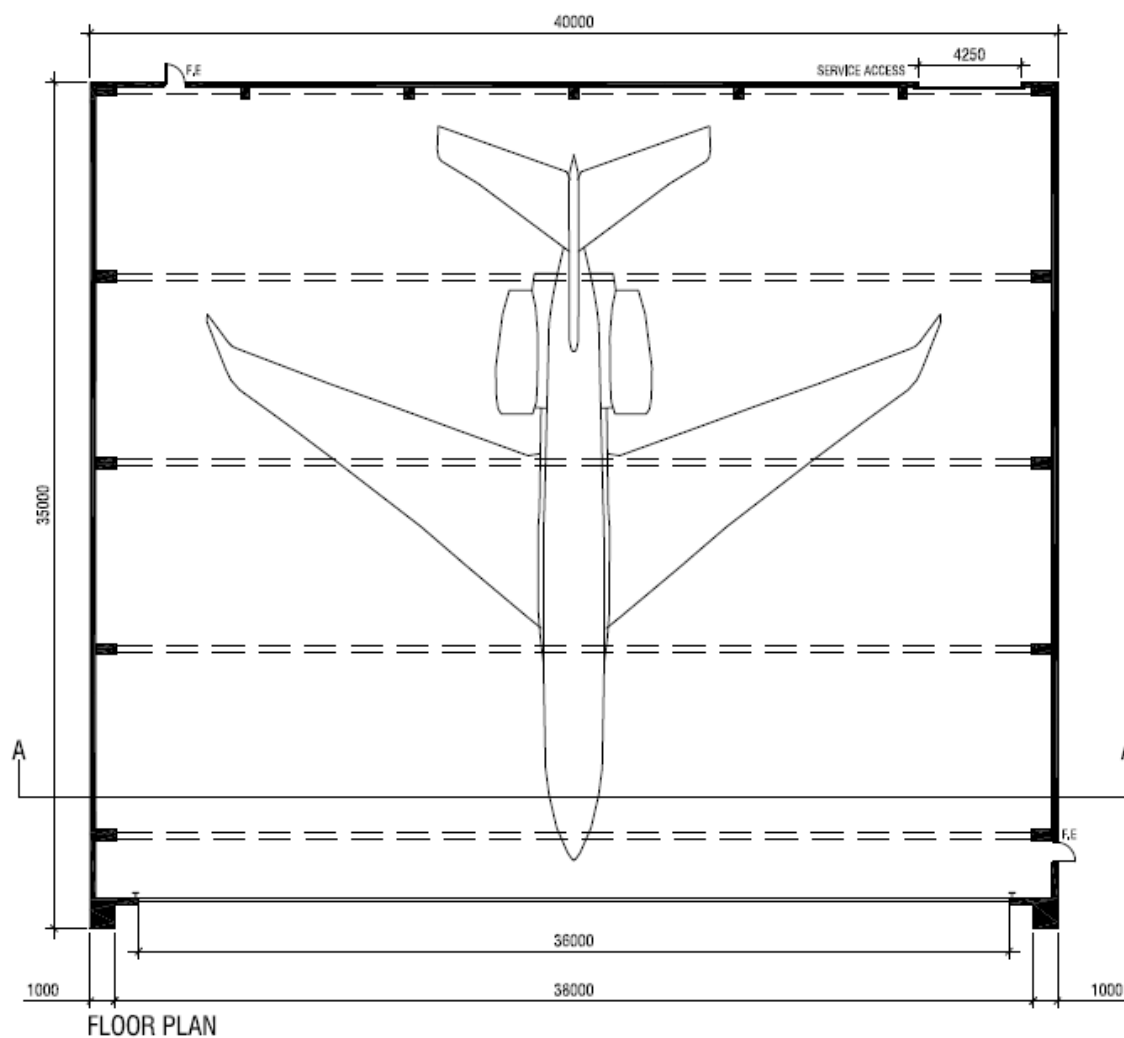
DATE

MARCH 1994

John Hocking - Hock



APPENDIX 2



DRAWING TITLE :
HANGAR PLAN

DRAWING NUMBER :
07.051 - SK077 Rev A

DATE :
JAN 2011

SCALE :
1:200 @ A3

BOURNEMOUTH INTERNATIONAL AIRPORT
SITE 60 - 62

NOTES :

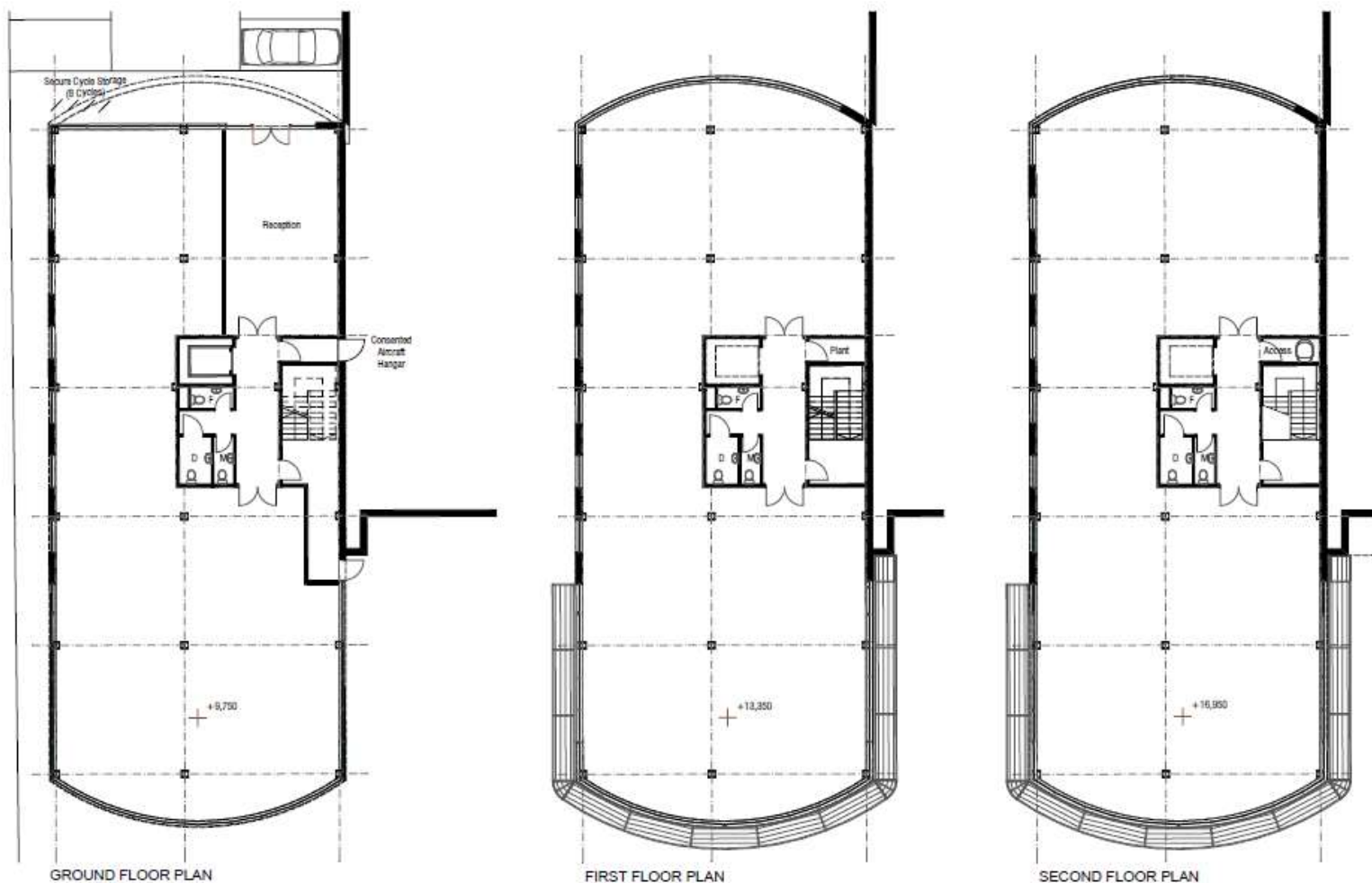


FURZEHALL FARM, WINDHILL ROAD
FIREHAM, HAMPSHIRE, PO19 7JH

Tel: 01329 588 335
Tel: 01329 237 004
Email: hgp-architects.co.uk
Web: www.hgp-architects.co.uk

HGP
ARCHITECTS

APPENDIX 3



GROSS EXTERNAL AREA

GROUND	442 SQM
FIRST	484 SQM
SECOND	484 SQM
TOTAL	1370 SQM

GROSS INTERNAL AREA

GROUND	412 SQM
FIRST	434 SQM
SECOND	434 SQM
TOTAL	1280 SQM



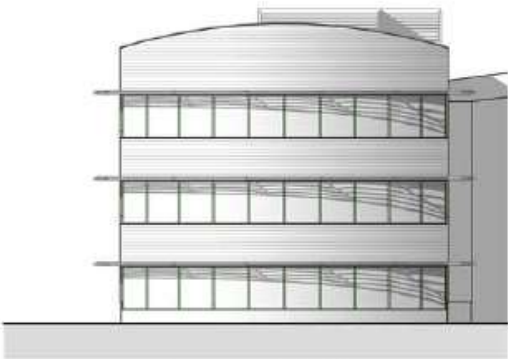
DRAWING TITLE:
Proposed Floor Plans
DRAWING NUMBER:
12.001.003 Rev A
DATE: @
Feb 2012
Scale @ A3:
1:200

BOURNEMOUTH INTERNATIONAL AIRPORT
SITE 60

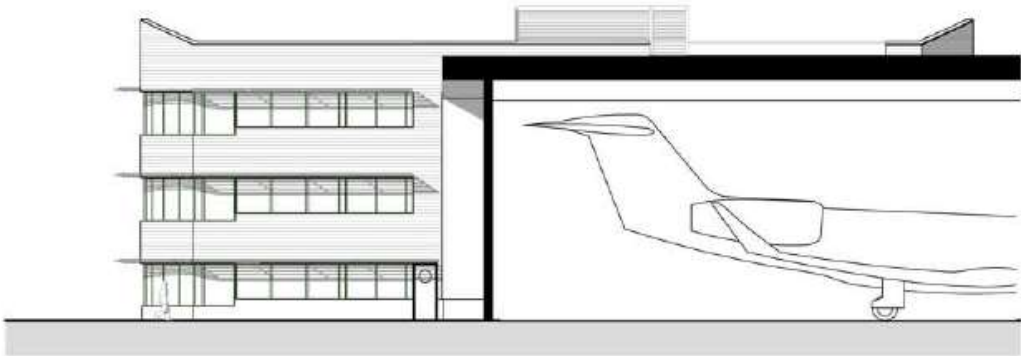
NOTES:



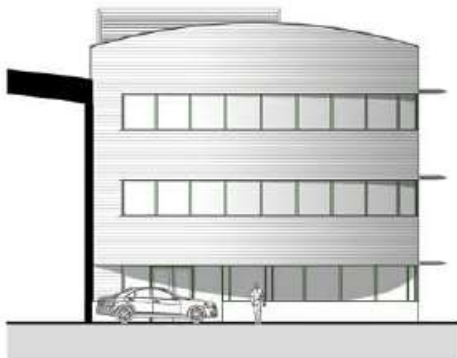
APPENDIX 4



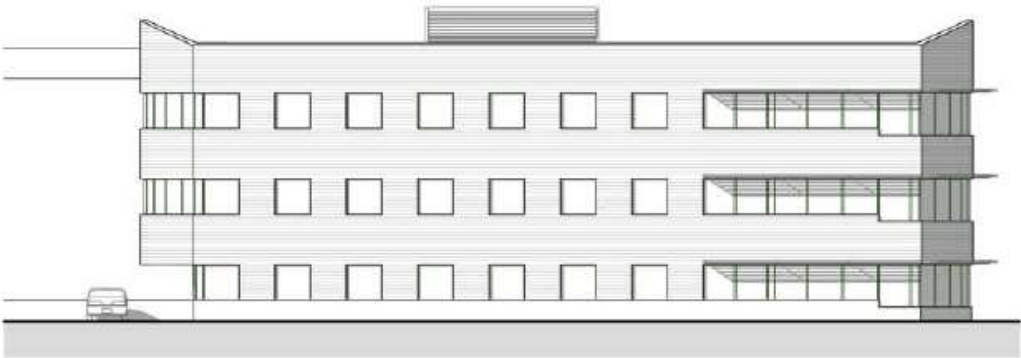
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



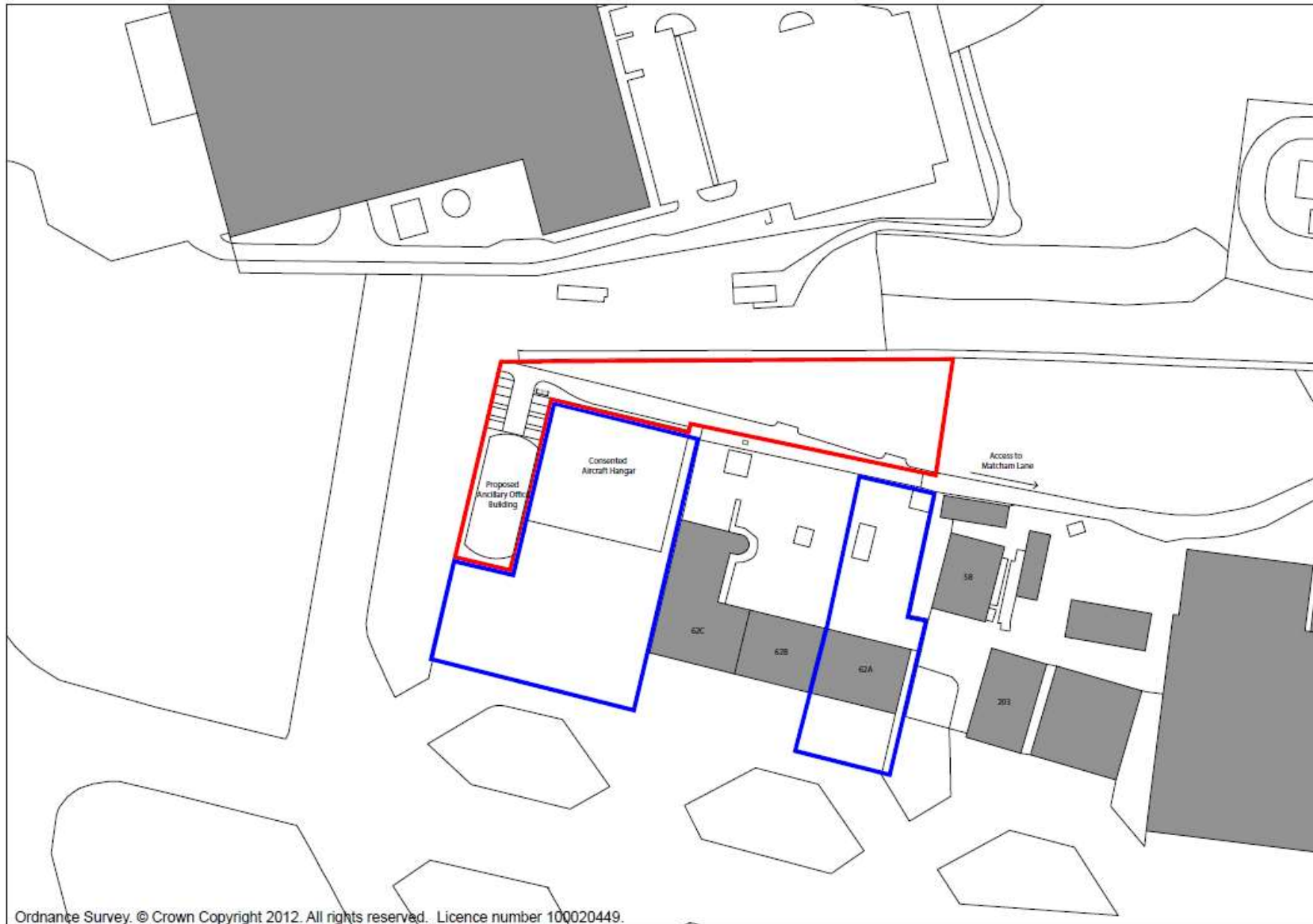
DRAWING TITLE:
Proposed Elevations
DRAWING NUMBER:
12.001.004 Rev A
DATE: ©
Feb 2012
Scale @ A3:
1:200

BOURNEMOUTH INTERNATIONAL AIRPORT
SITE 60

NOTES



APPENDIX 5



Ordnance Survey. © Crown Copyright 2012. All rights reserved. Licence number 100020449.

Planning



DRAWING TITLE:
Block Plan
DRAWING NUMBER:
12.001.007
DATE: @
Mar 2012
Scale @ A3:
1:1000

BOURNEMOUTH INTERNATIONAL AIRPORT
SITE 60

NOTES:

