



**LOEWY HOUSE (2ND FLOOR), AVIATION PARK WEST,
CHRISTCHURCH, BH23 6EW**

OFFICE TO LET

4,739 SQ FT (440.27 SQ M)



Summary

High Quality Second Floor Office To Let

Available Size	4,739 sq ft
Rent	£16 per sq ft exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	To Be Assessed
Service Charge	On Application
EPC Rating	C (64)

- Second floor available - 4739 sq ft
- 30 car spaces
- Large floor plates
- Air conditioning
- Shower facilities



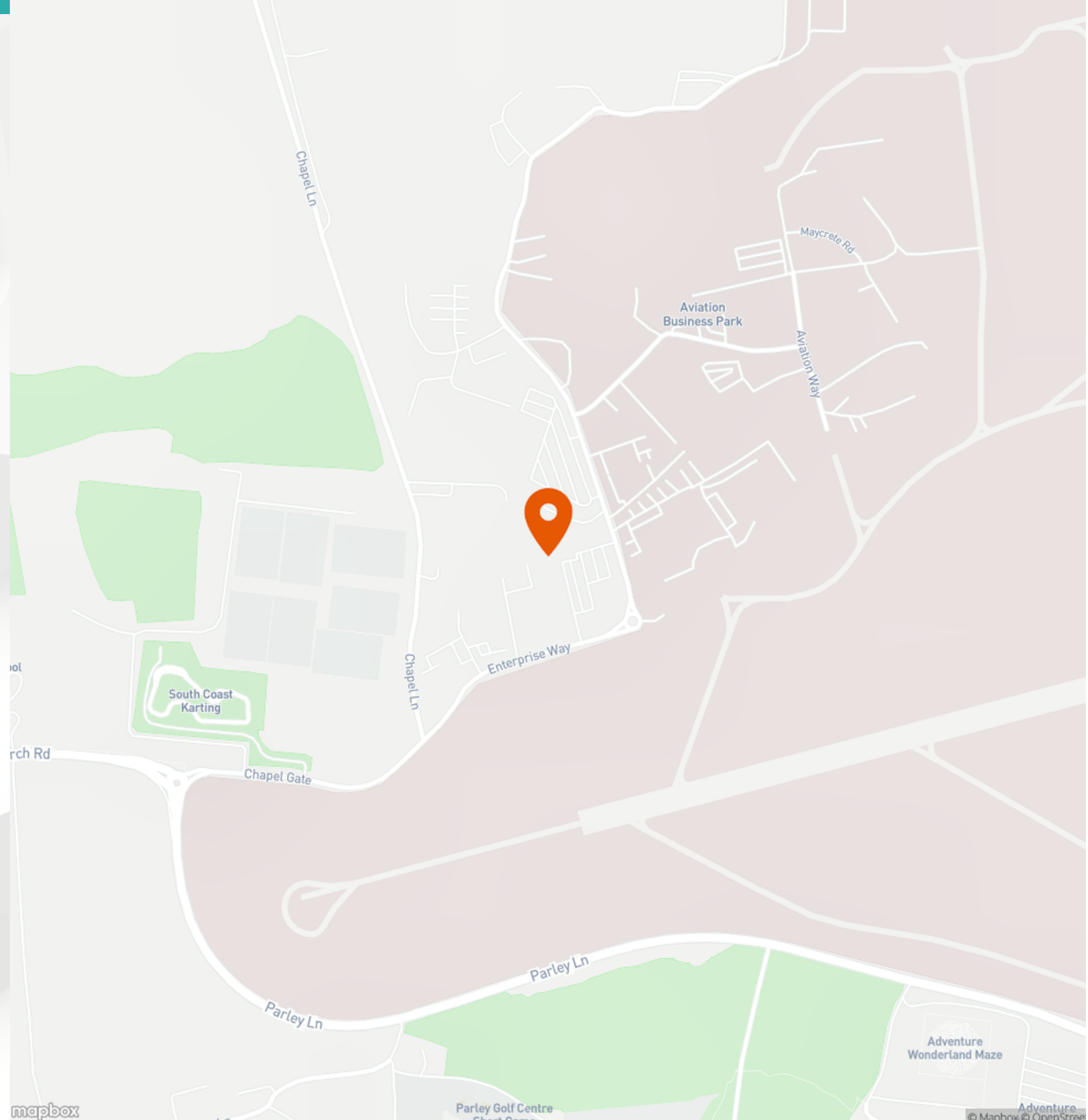
Location




**Loewy House (2nd Floor)
Aviation Park West,
Bournemouth International
Airport, Christchurch, BH23
6EW**

The premises are accessed via Chapel Gate from Parley Lane, approximately 3.4 miles to the east of the A338 dual carriageway which links to the A31. Alternatively, access to the A31 can be gained via the A348 and A347. The A31 links to the M27/M3 motorway networks. Bournemouth Town Centre is approximately 7.1 miles away and can be accessed via the A338.

The premises occupy a prominent position close to the entrance of Aviation Park West with extensive frontage to Enterprise Way. Aviation Park West forms part of the wider Aviation Business Park, which comprises approximately 60 hectares (148 acres) of land and buildings allocated for employment uses. The Park is home to a number of major occupiers including Meggitt Plc, Cobham Aviation Services, Honeywell and Curtis Wright.





comple

Further Details

Description

Loewy House is a detached three storey office building occupying a prominent position close to the entrance of Aviation Park West. The building was constructed in 2002 to a high specification and benefits from good natural daylight and views across Bournemouth Airport.

The premises are accessed via the rear of the building where there is a central core with a reception, cloakroom and shower facilities and a lift. Externally, there is generous parking with a total of 150 dedicated car spaces in the car park to the rear of the building. The accommodation is currently arranged as open plan.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
2nd - Second Floor Offices	4,739	440.27
Total	4,739	440.27

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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

Specification

- * Air conditioning
- * Double glazed windows
- * Suspended ceilings with inset lighting
- * Flexible open plan floor plates
- * 30 car-parking spaces
- * Fully carpeted
- * Shower facilities
- * Male, female and disabled cloakroom facilities

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Enquiries & Viewings



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