

Business Space at Bournemouth Airport



**BOURNEMOUTH
INTERNATIONAL
GROWTH
PROGRAMME**



DORSET
Local Enterprise Partnership



MAGPROPERTY

Welcome



Strategically located at Bournemouth Airport, Aviation Business Park is the largest employment site in Dorset. It offers one of the most significant and exciting investment opportunities in the south of England and is Dorset's number one priority for employment and economic growth.

Bournemouth Airport has recently undergone a £45 million redevelopment by Manchester Airports Group (MAG) and their property investment and development arm MAG Property is also heavily investing in Aviation Business Park. This will result in 60 hectares of prime, well-connected development land at the airport being transformed into high-quality and flexible business premises for the region.

Dorset Local Enterprise Partnership is investing almost £40 million to improve the transport infrastructure around Aviation Business Park, as well as looking at ways to support new and existing businesses in the area through skills development, simplified planning and business support. All of this major transport and infrastructure investment is being delivered through the integrated and planned Bournemouth International Growth (BIG) Programme.

We are proud to be working with our BIG Programme partners* locally to support the expansion plans at Aviation Business Park for the benefit of existing and new businesses as well as the wider community.

Gordon Page
Chairman, Dorset Local Enterprise Partnership

Dorset Local Enterprise Partnership

Dorset Local Enterprise Partnership, a business-led private and public sector partnership, aims to promote local economic growth and prosperity across Dorset. Acting as a strategic gateway to funding, Dorset LEP supports and delivers projects of long-term economic benefit for the region through cross-sector partnership.

*BIG Programme partners



Aviation Business Park

Aviation Business Park is a well-established and successful business destination in the south coast region currently supporting over 200 individual businesses in a range of mixed-use accommodation.

It has a strong reputation as a key specialist aerospace and manufacturing hub for companies looking for bespoke and high-specification facilities to help them deliver their specific and quality products and services.

With high-profile companies such as AIM Altitude, Cobham, Meggitt, Babcock International Group and Honeywell already in occupation, Aviation Business Park is set to further its reputation as an aerospace and aviation cluster by offering over 60 hectares of development land.

Key Benefits

- Established business park
- >60 hectares of development land
- Design and build options available from 10,000 - 400,000 sq ft
- Streamlined planning processes
- Industrial, warehouse, office and aviation uses
- 1.6m sq ft of existing commercial property
- 200 existing occupiers
- On-site retail and catering facilities
- 24/7 on-site security and CCTV
- Extensive car parking



>60
hectares (148 acres)
of development land



1.6m
sq ft of existing
commercial property



**10,000 -
400,000**
sq ft of D&B opportunity



Case studies: Bournemouth International Growth Programme



AIM Altitude has made a long-term commitment for a new £11 million, purpose built 160,000 sq ft advanced manufacturing and office facility on Aviation Business Park at Bournemouth Airport. This is part of an overall progression strategy to provide AIM Altitude with the best possible facilities for their cabin interior division and additional capacity to meet with the company's own plans for growth and that of the commercial aviation market.

“Having the whole team under one roof in one of the most advanced facilities of its kind in Europe will greatly enhance our ability to meet customers’ demand for reduced time-to-market and best value. In addition, this exciting project will allow AIM Altitude to have a modern facility in keeping with the high quality of product it supplies. We are delighted to be investing in Bournemouth.”

Colin Thornton, Managing Director of AIM Altitude’s Cabin Interiors Division.



Commercial property developer Stoford has recently secured funding from Global Gate Capital for a brand new 160,000 sq ft, high-tech facility at Aviation Business Park. Work on the building is now under way, which once complete is set to attract significant investment to the area.



Stoford is a leading specialist in occupier-focused development with a successful track record of major development and regeneration projects across the UK.

“We are excited to unveil the plans for the facility at Aviation Business Park at Bournemouth Airport, in association with MAG Property. The new development will bring a significant amount of investment to the south coast, providing new jobs and more opportunities for the surrounding area.”

Matt Burgin, Joint Managing Director of Stoford.



Aviation Business Park has outline planning consent to offer design and build packages for brand new warehouse, manufacturing, office and aviation buildings ranging from 10,000 to 400,000 sq ft.

Each of the available sites can be built to specific requirements and a variety of lease and purchase options are available to meet individual needs, including potential plot sales. All of the buildings can be delivered by MAG Property and their trusted development partners within 12 to 18 months from agreement of specification and legal documents.



Typical Industrial / Warehouse Specification

Units from 10,000 - 400,000 sq ft

Steel portal frame

Up to 12 metre high eaves

3 phase electricity

Energy efficient build

Airside access (plot dependent)

10% open plan offices

Dedicated car parking

New lease or virtual freehold



Typical Office Specification

10,000 - 50,000 sq ft

Air conditioning

Raised floors

Energy efficient build

Dedicated car parking

New lease or virtual freehold

Bespoke to requirement



Masterplan*



Area Schedule (+indicative site areas)

Site	Plot Boundary	GIA(m ²)*	GIA(ft ²)*
Site Ai	Stoford		
Site Aii	0.55Ha / 1.36acres	1,858	20,000
Site 1	AIM Altitude		
Site 2a	1.57Ha / 3.89acres	4,410	44,130
Site 2b	0.35Ha / 0.86acres	746	8,030
Site 2c	1.15Ha / 2.85acres	2,960	31,861
Site 3	1.33Ha / 3.29acres	4,420	47,576
Site 4	5.19Ha / 12.81acres	18,278	196,743
Site 5	3.22Ha / 7.96acres	9,459	101,816
Site 6a	4.52Ha / 11.16acres	14,621	157,379
Site 6b	2.89Ha / 7.13acres	7,417	79,836

Site	Plot Boundary	GIA(m ²)*	GIA(ft ²)*
Site 6c	5.00Ha / 12.37acres	14,424	155,257
Site 7	15.42Ha / 38.10acres	70,453	758,350
Site 8	1.67Ha / 4.13acres	5,926	63,786
Site 9	1.31Ha / 3.24acres	3,541	38,115
Site 10	0.28Ha / 0.69acres	809	8,708
Site 11	0.51Ha / 1.26acres	1,432	15,413
Site 12	1.76Ha / 4.36acres	6,815	73,356
Site 13	0.63Ha / 1.56acres	1,762	18,966
Site 14	5.05Ha / 12.47acres	23,170	249,400
Site 15	8.65Ha / 21.31acres	37,161	400,000

*Illustrative layout



23 direct flights
across Europe



1 hr 50 mins
direct to London Waterloo



100 miles
to London



90 mins
to the M25



15 mins
to town centre
via shuttle bus



Connectivity

Aviation Business Park is exceptionally well-connected, both locally, regionally and beyond. With direct train services to London Waterloo taking less than 2 hours, the M25 only 90 minutes' drive and Bournemouth Airport providing 23 direct flights across Europe, Aviation Business Park offers seamless access to key business destinations.

Aviation Business Park is situated only 5 miles north of Bournemouth, 1 mile west of the A338 and 100 miles south west of London. The airport's terminal is only a short journey by car or via the Bournemouth Airport shuttle, which runs between Bournemouth town centre and Aviation Business Park and connects to the town's travel interchange in just 15 minutes.





What Dorset Offers

Dorset covers an area of 1,025 square miles and has a population of 754,500. With some of the highest growth forecasts in the south of England, Dorset's £16.2 billion GVA contributes significantly to the south coast and UK economy.

With over 47,000 business here, the economy has a large business base relative to its population. Businesses are thriving and boast low churn and high survival rates compared with the rest of the UK. Coupled with high levels of disposable incomes, skills, qualifications and low unemployment Dorset is an attractive base for employers and employees alike.

It also offers an attractive location within easy reach of London but avoiding the associated congestion and costs of a capital city. Large operations locating significant offices to the region include:



This strong multi-national presence is likely to increase as new developments around Bournemouth Airport, Holton Heath, Cobham Gate, Osprey Quay and Port of Poole provide a greater choice of location.





Aviation & Manufacturing Cluster

Aviation Business Park is already recognised as an important cluster for aerospace and aviation related businesses with companies utilising the airside access and supporting the aerospace industry (e.g. component suppliers). Other businesses recognise the prestige that an airport based location offers. The BIG Programme actively promotes Aviation Business Park as an attractive location for aerospace and aviation based businesses.



Aerospace, Advanced Engineering & Marine Engineering

Dorset counts aerospace as one of its leading industries. Many of Dorset's aerospace companies are engaged in research and development, design and/or manufacture of many of the world's most significant civil aerospace and defence projects. Cobham, BAE Systems, Magellan and GA Telesis are examples of companies based in Dorset and they themselves are supported by a large number of local supply businesses. Dorset is home to a thriving and varied advanced engineering sector employing around 15,400 people and contributing around £800 million to Dorset's economy.



Digital, Creative & Information Services

Dorset is an internationally recognised centre of expertise in animation, production, image manipulation, new media technology and content development. The region is now a hot spot for the industry, employing almost 8,000 people and contributing £349 million to Dorset's economy.

Bournemouth University and the Arts University Bournemouth offer outstanding digital and creative courses. The UK's leading animation school – the National Centre for Computer Animation – is based at Bournemouth University, conducting internationally recognized research and pioneering computer-animated simulation programmes together with the International VFX Hub.



Financial & Business Services

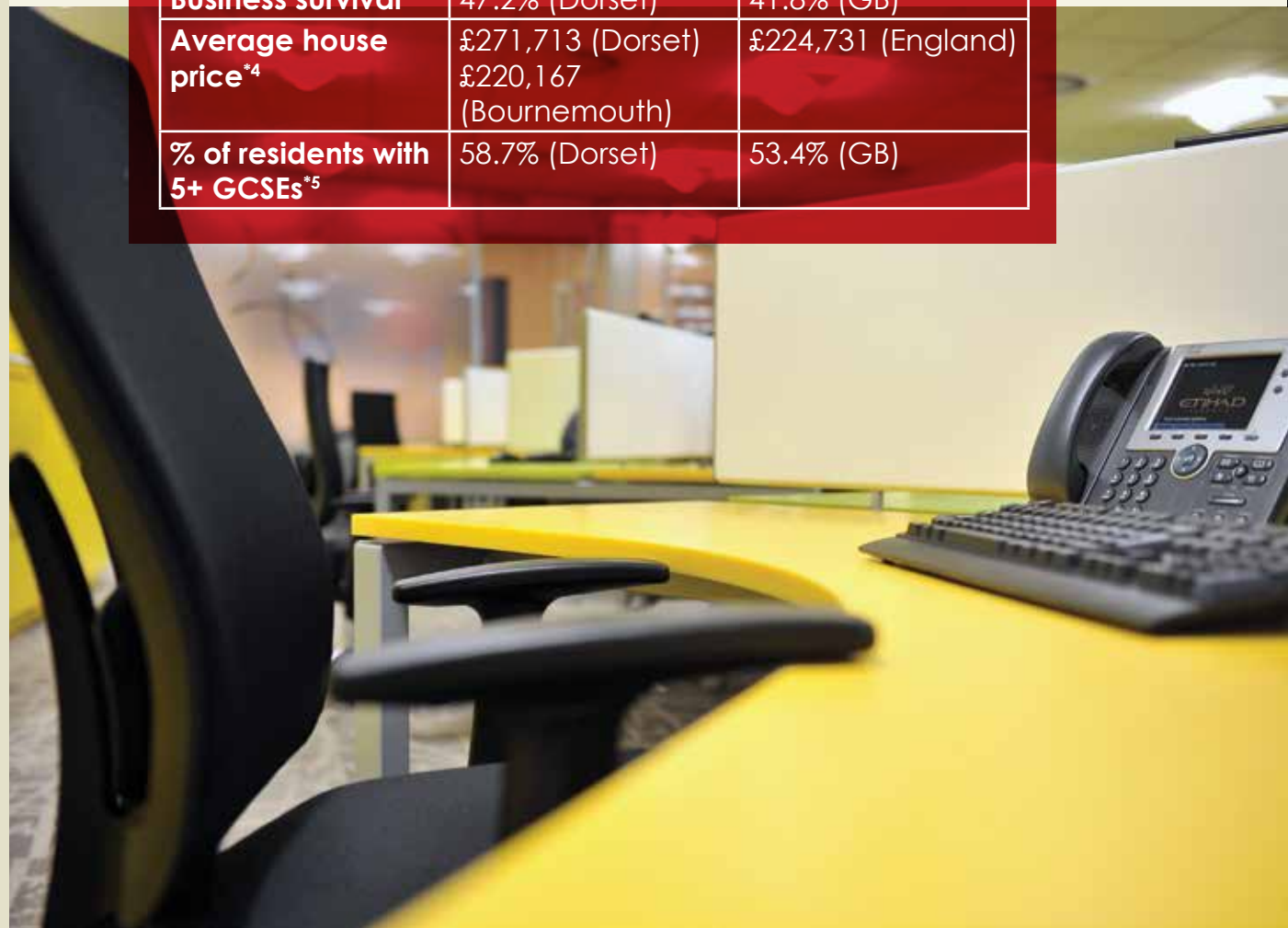
This sector currently employs around 37,700 people in Dorset and delivers 35% of Dorset's GVA. There are some 2,200 finance and business enterprises in Dorset and the conurbation of Bournemouth and Poole has the second largest concentration of financial services in the South West.

Proximity to London and the continent remain key reasons for many major financial services companies choosing to relocate here, coupled with a growing pool of highly skilled labour, an ever growing cluster of high level finance and business service companies, and an unequalled quality of life.



The Statistics

Gross disposable household income^{*1}	£20,434 (South East)	£18,315 (UK)
% of employees in high skill occupations^{*2}	42.3% (Dorset)	44.4% (GB)
Unemployment rate^{*2}	3.5% (Dorset)	5.2% (GB)
% of employees in advanced manufacturing^{*3}	4.1% (Dorset)	2.5% (GB)
Business churn^{*3}	19.6% (Dorset)	23.5% (GB)
Business survival^{*3}	47.2% (Dorset)	41.8% (GB)
Average house price^{*4}	£271,713 (Dorset) £220,167 (Bournemouth)	£224,731 (England)
% of residents with 5+ GCSEs^{*5}	58.7% (Dorset)	53.4% (GB)



Sources:
 *1 Office for National Statistics
 *2 Annual Population Survey
 *3 Business Demography
 *4 Land Registry
 *5 Department for Education



World Class Destination

Aviation Business Park is located in a highly desirable part of the UK, with Dorset becoming an increasingly dynamic place to live and work. Alongside its thriving economy, a blend of high quality residential, academic and lifestyle benefits have attracted and developed a high net worth population.

The economies of Bournemouth, Christchurch and Poole benefit from access to a massive talent pool supported by Bournemouth University and the Arts University Bournemouth. With over 18,000 students, Bournemouth University is a thriving, globally recognised academic institution; the Arts University Bournemouth is the UK's number one University for employability.

Key local businesses and BIG Programme partners have also gone further in developing concepts to provide industry focussed training and skill development through a 'skills escalator'. The escalator will allow continuous staff development for the advanced manufacturing and aerospace sector.



Outstanding & Beautiful

Over half of Dorset is designated as an Area of Outstanding Natural Beauty and three quarters of its 100 mile coastline has World Heritage Site status, featuring award-winning beaches at Sandbanks, Christchurch, Swanage and Weymouth and the incredible natural features of Durdle Door, Pulpit Rock, Lulworth Cove and Chesil Beach.

Along with picture postcard villages, the vibrant towns of Bournemouth, Poole, Christchurch, Dorchester and Weymouth are bursting with places to eat, drink and shop. Ports at Poole, Weymouth and Portland, miles of sandy beaches and some of the best weather in the UK make it a leading tourism destination.

Bournemouth itself is a thriving coastal town and combines a rich retail and leisure offering, with a variety of entertainment attractions. It is within easy reach of some stunning towns and countryside from the New Forest to the East to the Jurassic Coast and chocolate box countryside of Dorset.



Bournemouth International Growth Programme

To leverage business growth and secure the region's long-term economic future, the Bournemouth International Growth (BIG) Programme has been established to deliver a major growth plan focused on employment and development around Bournemouth Airport and Aviation Business Park.

£79 million has been secured by Dorset Local Enterprise Partnership, as part of the government's 'Growth Deal' initiative, £40 million of which the BIG Programme will invest in a range of strategic economic, transport and infrastructure benefits including:

£40 million of transport and infrastructure improvements

Increased capacity and access to and around Bournemouth Airport

Single largest employment site in the south east Dorset conurbation

10,000 new highly skilled jobs over the next decade

£500 million of GVA into the area

Around 350 brand new homes

Ultrafast broadband capacity to Bournemouth Airport and Aviation Business Park

Improved skills and employee development tailored to the needs of key growth sectors



£40m of transport and infrastructure improvements



£500m of GVA into the area



10,000 new highly skilled jobs over the next decade



350 brand new homes

The Dorset Local Enterprise Partnership secured £79 million from the government for Dorset through the Dorset Growth Deal, which aims to bring together local, national and private sector funding to unlock and unblock key housing and employment sites, create more highly skilled jobs and support economic growth. By 2021, the growth deal will bring to the Dorset area:

Up to 26,000 new jobs

Up to 3,000 brand new homes

Up to £650 million in public and private investment generation

Enabling growth in key housing and employment sites

Creating the conditions for growth

Supporting Dorset businesses

Growing the skills base



26,000 new jobs created



3,000 brand new homes



£650m in public and private investment generation



Road schemes to improve access in to and around the county

"Growth Deals are a revolution in the way our economy is run. For the first time ever, housing, infrastructure and other funding is being brought together in a single pot, and put directly into the hands of local authorities and businesses to spend the way they know best.

The money will go towards providing support for local businesses to train young people, create thousands of new jobs, build thousands of new homes and start hundreds of infrastructure projects; including transport improvements and superfast broadband networks."

Source: www.gov.uk



SKILLS DEVELOPMENT

10,000 jobs and increased skills

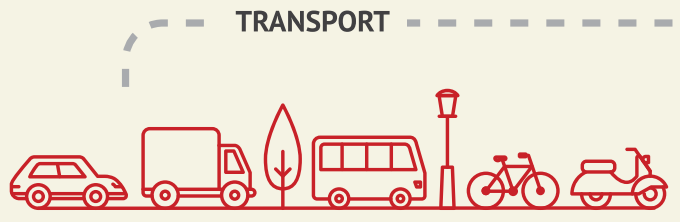
Delivering on a cohesive strategy for skill and workforce development for the anticipated 10,000 new jobs that will be created on and around the employment site.



PLANNING

Simplified planning framework

Development of a site wide masterplan and planning framework to allow streamlined planning applications. Reducing risk and uncertainty for companies expanding and relocating at the site as well as ensuring that the site remains a high quality place to locate and do business.



TRANSPORT

£40m of investment in local transport

Delivering improvements to the local transport network to enable growth of employment in Dorset and beyond that includes road reconstruction, new higher capacity junctions and future plans for cycle routes and bus service enhancements.



SITE IMPROVEMENT

60ha of land ready for development

Working to constantly improve the offer on the site for investors with internal site infrastructure improvements including roads, superfast and ultrafast connectivity as well as upgrading utility provision.

BIG RESULTS
£500 MILLION
BOOST FOR LOCAL ECONOMY



WORKSPACE DEMAND

£350m levered in from private sector

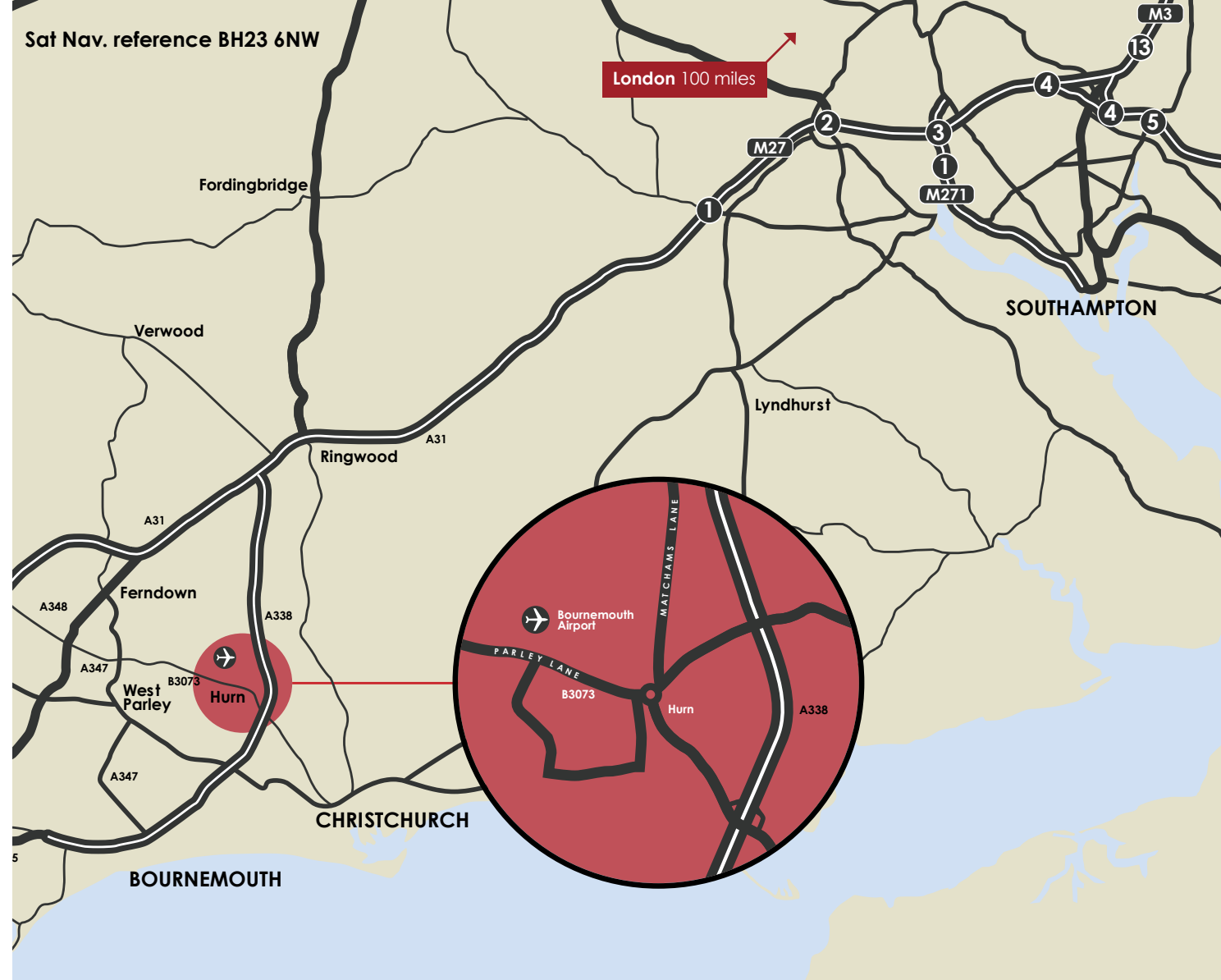
Working to promote opportunities of being located at the airport. Promotion targeted at local business expansion & relocation and attracting inward investors from around the globe. Establishing business to business relationships and creating local networks. Working with Government & business to attract businesses to locate & develop at the site.



HOUSING

Housing to deliver 350 new units

Helping the private sector to deliver designated housing sites by supporting wider transport infrastructure improvements and endorsing the local authority's bold local affordable housing figure.



Transport Improvements

1. A338 Reconstruction
2. Chapel Gate Junction
3. Blackwater Junction
4. Hurn Roundabout
5. Longham Mini's
6. Parley Cross Junction
7. Parley Link Roads (East & West)
8. Cycle Links
9. Bus Enhancements (B3073)
10. Wessex Fields



Site Improvement

- Aviation Business Park & surrounding area
- New internal link road
- Superfast broadband
- On-site drainage
- Flood mitigation
- Upgraded heat and power



Workspace demand

- Aviation Business Park business premises
- 60 hectares of development land
- Capacity for up to 10,000 jobs
- Wessex Fields Workspace



Housing

- Parley Cross Residential Development
- 350 Homes by 2028



More Information

For more information regarding locating your business to Aviation Business Park, please contact Harvey Greenman: harvey.greenman@magproperty.co.uk.

Contact

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To subscribe to regular updates about the BIG Programme, please contact Katherine May: kmay@bournemouth.ac.uk.

For more information regarding locating your business to Aviation Business Park, please contact Harvey Greenman: harvey.greenman@magproperty.co.uk.

BIG Programme partners



This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 01/07/16.