

A smart investment in two of the world's fastest growing sports –
A high specification leisure complex in a flexible business setting.

INVESTMENT OPPORTUNITY • 2026

UNIT D1

CHRISTCHURCH BUSINESS PARK BOURNEMOUTH, BH23 4FL

Where *sport* meets strong returns.

LEASE
14 YEARS UNEXPIRED

PASSING RENT
£535,000 PA

SIZE
68,327 SQ FT

AGENTS
JLL



THE OPPORTUNITY

Serving up a winning *leisure* destination on the South Coast.

Situated in Christchurch, forming part of the highly affluent Dorset conurbation of over 400,000 people.

State of the art facilities offering x2 Super Panoramic indoor doubles courts, x4 Panoramic indoor doubles courts, x2 indoor singles courts, x5 dedicated Pickleball courts, a state of the art gym, an indoor golf complex, a cinema and a bar and bistro.

Padel has emerged as one of the world's fastest-growing sports, with 18-25 million people worldwide now playing regularly, which represents over 150% growth in just five years. Pickleball is currently the world's fastest growing sport, with circa 50m players and a global market projected to grow from \$1.5 billion in 2025 to \$4.4 billion by 2033.

Let to AP Mudeford Ltd on a 15-year lease expiring 23rd October 2040, reflecting an attractive unexpired lease term of 14.4 years until expiry.

Single let industrial unit totalling 68,327 sq ft. Approximately 17% (by floor area) has been sublet to mutually beneficial operators helping to enhance footfall and increase dwell time and customer spend. The sublettings provide a rental income of 28.7% of the contracted headlease rent.

Current passing rent of £535,000 per annum reflecting £7.83 psf.

Site area of 2.21 acres (0.89 ha).

Freehold.

Capital value of only £102 per sq ft.

Located in a well-established industrial complex with Christchurch Business Park, Priory Industrial Estate and Avro Business Park all adjacent to the unit.

We are instructed to seek offers in excess of **£7,000,000 (Seven Million Pounds)** subject to contract and exclusive of VAT, reflecting a Net Initial Yield of **7.17%** (assuming purchaser's costs of 6.65%)

AT A GLANCE



68,327 SQ FT

SINGLE-LET INDUSTRIAL UNIT



14.4 YEARS

UNTIL EXPIRY



15 YEARS

LEASE TO AP MUDEFORD LTD



£7.83 PSF

LOW BASE RENT



£535k PA

CURRENT PASSING RENT



28.7%

SUB-LET INCOME OF HEADLEASE

LOCATION

One of Dorset's most attractive *coastal* towns.

Whilst the historic market town retains a blend of heritage charm, it forms part of the Dorset conurbation with contiguous settlements with a population of over 400,000 and strategic connectivity along England's sought-after south coast. Local residents are affluent, with household disposal income per head standing 8.9% (ons.gov.uk), above the UK average and offering the ability for increased spending on leisure pursuits and well-being.

Christchurch is located 6 miles east of Bournemouth (15 minute drive), 23 miles west of Southampton (35 minute drive) and 8 miles east of Poole (20 minute drive).

400k

CONURBATION POPULATION

6 miles

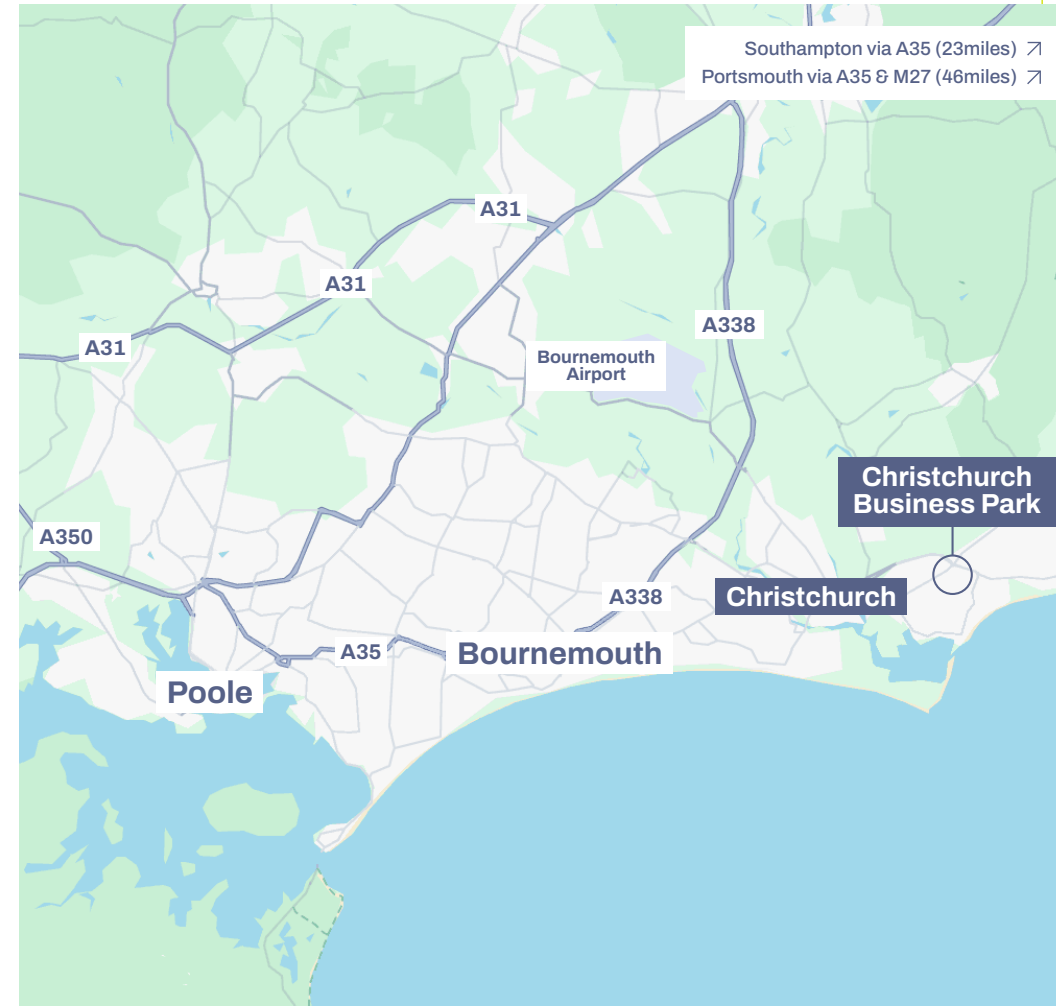
EAST OF BOURNEMOUTH

2 miles

TO CHRISTCHURCH CENTRE

DRIVE TIMES

6 miles	Bournemouth	15 mins
8 miles	Poole	20 mins
23 miles	Southampton	35 mins



The town benefits from excellent road connections with the A35 and A338 roads located 2 and 5 miles drive to the north. The former links to the town centre and wider Bournemouth and Poole catchment whilst the latter provides direct links to the A31 and the M27 linking both Southampton and Portsmouth.

OCCUPIERS

An active, *highly recognised* industrial location.



BOURNEMOUTH, BH23 4FL

01

SITUATION

Unit D1 Christchurch Business Park is situated on an active and highly recognised industrial location with Priory Industrial Estate and Avro Business Park also adjacent to the unit and Somerford Business Park within close proximity.

The unit is located 2 miles east of Christchurch town centre and is accessed via Radar Way, which connects to the A337.

Local occupiers include BAE Systems, IF Global, Aldi, Screwfix, Euro Car Parts, Wickes, Kwik Fit, Howdens, Bournemouth Flooring, Forest Whole Foods, Product Pack and IXIGO LTD.

02

DESCRIPTION

The property comprises a semi-detached purpose built modern industrial unit with ancillary office accommodation totalling 68,327 sq ft. The building is of steel portal frame construction with profiled metal cladding under a pitched steel roof and has an eaves height of 10 metres. The unit benefits from two level loading bays and one dock level loading door, all accessed from the front of the property.

The tenant has undertaken an extensive fit out which includes x2 Super Panoramic indoor doubles courts, x4 Panoramic indoor doubles courts, x2 indoor singles courts, x5 dedicated Pickleball courts, a state of the art gym, an indoor golf complex, a cinema and a bar and bistro, as well as a number of other sublet office units.

Externally the unit has a north facing service yard and a car park with 55 car parking spaces.



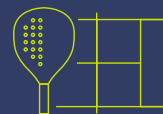


Gross *internal* area.

FLOOR	SQ FT	SQ M
Ground	46,843	4,352
Link Building	2,081	193
Canopy	1,969	183
First	6,414	596
Second	6,770	629
Mezzanine	4,250	395
Total	68,327	6,317

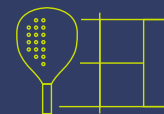
TENANT FIT-OUT

A complete *leisure* destination under one roof.



2

SUPER PANORAMIC DOUBLES COURTS



4

PANORAMIC DOUBLES COURTS



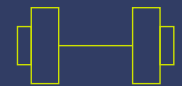
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INDOOR SINGLES COURTS



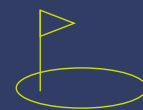
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DEDICATED PICKLEBALL COURTS



1

STATE-OF-THE-ART GYM



1

INDOOR GOLF COMPLEX



1

CINEMA AUDITORIUM



1

BAR & BISTRO



+

SAUNA & WELLNESS



17%

SUB-LET OFFICE FLOOR AREA

UNIT D1

CHRISTCHURCH BUSINESS PARK

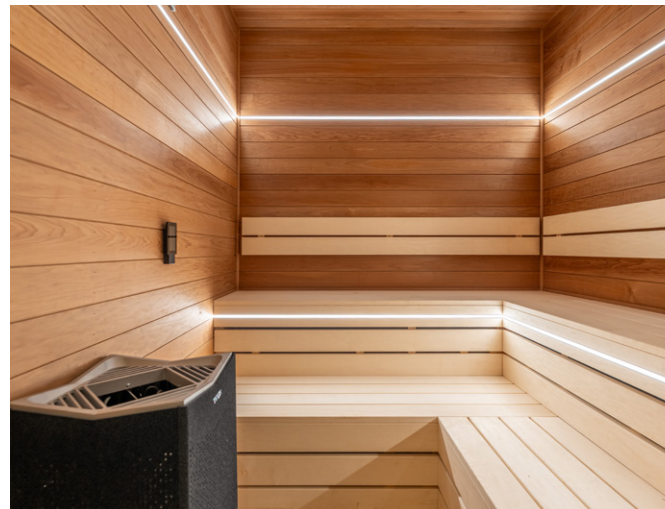


PICKLEBALL
5 courts

INSIDE THE BUILDING



HOSPITALITY
Court-side bar & first floor bistro



WELLNESS
Sauna and pilates studio



GYM
State-of-the-art facilities

PADEL COURTS
8 courts

BOURNEMOUTH, BH23 4FL

PADEL GROWTH

Padel has emerged as one of the world's fastest-growing sports, transforming from a niche past time into a global phenomenon that's capturing the attention of recreational players, professional athletes and property investors alike. This meteoric rise presents significant opportunities across the sports, leisure, and real estate sectors.

The United Kingdom has experienced perhaps the most dramatic expansion of all, growing from fewer than 100 courts in 2019 to over 400 courts by late 2024, with projections suggesting this could reach 1,000 courts by 2026.

Global participation figures demonstrate padel's remarkable reach. Estimates suggest 18-25 million people worldwide now play padel regularly, representing growth of over 15-25% annually and 150% in just five years.

Investment in padel facilities continues accelerating with the United Kingdom alone experiencing over £100 million being invested in padel infrastructure since 2020.



400+

UK PADEL COURTS BY LATE 2024 (FROM <100 IN 2019)



18-25m

GLOBAL PADEL PLAYERS



1000

PROJECTED UK COURTS BY 2026



£100m

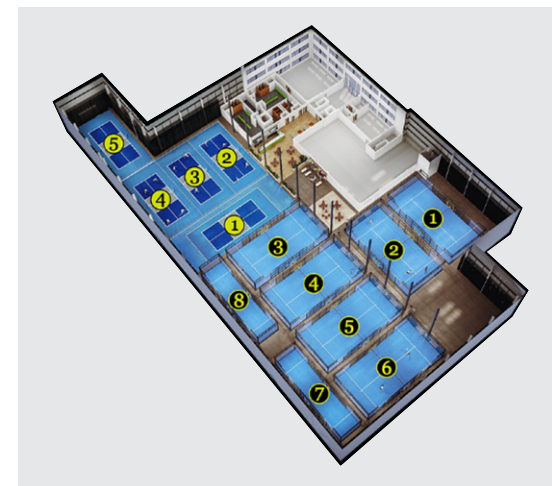
UK PADEL INFRASTRUCTURE INVESTMENT SINCE 2020



150%

PADEL PARTICIPATION GROWTH - FIVE YEARS

SITE AREA



TENANCY

Long, *index-linked* income stream.

The property is let to AP Mudeford Ltd (Company number 16126233) on an FRI 15 year lease from 22nd October 2025 until 23rd October 2040. There is a tenant only break option on 25th October 2032 reflecting an attractive UXT of 14.4 years until expiry and 6.4 years until break.

The lease is subject to five yearly RPI linked rent reviews, collared at 4% and capped at 6% per annum compounded annually.

The current passing rent is £535,000 per annum, reflecting £7.83 per sq ft.

AP Mudeford Ltd has undertaken multiple sublets to gym, indoor golf, beauty, physiotherapy & performance services and other traditional operators to create a leisure and work destination for users, helping to increase dwell time and customer spend at the premises.

CURRENT PASSING RENT	£535,000 pa
RENT PSF	£7.83 per sq ft
LEASE TERM	15 years FRI
START/EXPIRY	22 Oct 2025 – 23 Oct 2040
TENANCY BREAK	25 October 2032
UXT	14.4 years to expiry. 6.4 years to break
RENT REVIEWS	5-yearly. RPI collared at 4% capped at 6%
SUB-LET INCOME	28.7% of contracted headlease rent



TENANT COVENANT

Building a national *leisure* platform.

Advantage Padel Ltd (trading name) was created to introduce Padel Tennis to colleges, schools, and leisure operations across the UK. Working with the Ministry of Defence, Advantage Padel currently operates across three sites (Kingsley, Nottingham and Christchurch) in the UK and is currently looking to grow further.

The company was formed by a team of multi-skilled personnel including Robert Whyte, a multi-faceted investor and entrepreneur from Australia who has been investing in various UK businesses for 20 years; Lewis DeYong, an experienced businessman who works with major brands and sponsors; and Steve Summers and Olly Burry, who are highly experienced in construction and development.

Advantage Padel aims to create a leisure destination by offering a range of activities including padel, pickleball, indoor golf, a state of the art gym and a cinema. There is a large community aspect within the scheme with a focus on activities including kids camps and corporate events as well as offering coaching for all levels.

PROPOSAL

We are instructed to seek offers in excess of £7,000,000 (*Seven Million Pounds*) subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 7.17% (assuming purchaser's costs of 6.65%).

This equates to a capital value of only £102 per sq ft.

EPC RATING

EPC Rating of B50

TENURE

Freehold

VAT

The Property has been elected for VAT and the purchase price is exclusive of any VAT that may be chargeable. It is anticipated that the transaction would be treated as a transfer of a Going concern (TOGC).

BOURNEMOUTH, BH23 4FL

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