



TO LET: Office accommodation up to 11,438 sq ft (1,062.7 m²)
Situating within Bournemouth's primary business district 300m from the travel interchange.

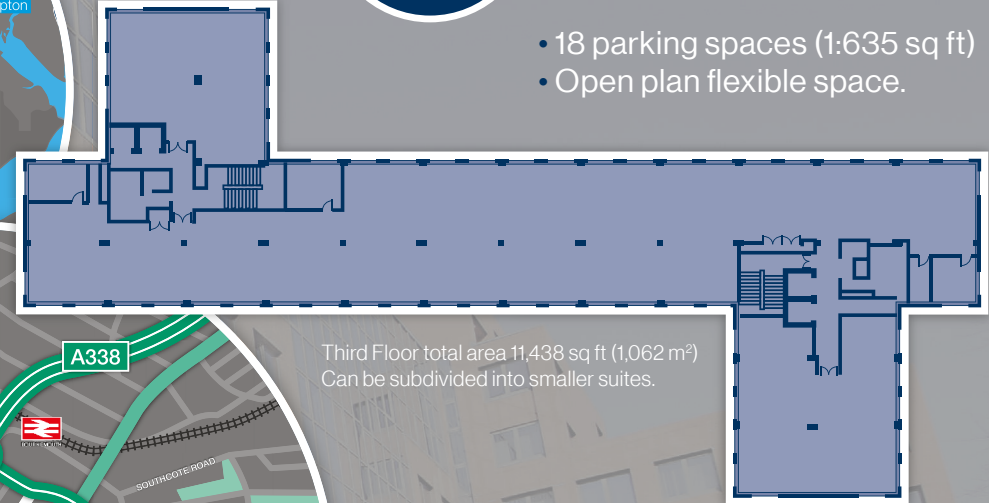


**HOLLAND
HOUSE**

THIRD FLOOR
20 Oxford Road, Bournemouth BH8 8DZ



- 18 parking spaces (1:635 sq ft)
- Open plan flexible space.



Third Floor total area 11,438 sq ft (1,062 m²)
Can be subdivided into smaller suites.

**Lambert
Smith
Hampton**

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www.lsh.co.uk



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LOCATION

The premises are located on Oxford Road, within Bournemouth's primary office location. Local occupiers include JP Morgan, Abbey Life, Emerge Group, Lloyds TSB and Lester Aldridge. Oxford Road gives direct access onto Wessex Way (A338/A35) Bournemouth's main arterial route. Bournemouth Railway Station is within 1/4 mile with direct services to Southampton (35 mins), Basingstoke (1 hr), London Waterloo (1hr 50 mins) and Reading (1hr 20 mins)

DESCRIPTION

Holland House comprises a modern office building arranged over lower ground, ground and 7 upper floors, the subject premises being located on the 3rd floor.

- Established office location
- Within 1/4 mile Bournemouth Railway Station
- Open plan floor plate
- Raised flooring
- Suspended ceilings
- Category II lighting
- Central heating
- Four 10 person passenger lifts
- Male and female WC's

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition, as follows:

3rd Floor 11,438 sq ft (1,062.7 m²)

ENERGY PERFORMANCE

EPC rating: B 45

Certificate available on request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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