

THE HELM

HOLDENHURST ROAD
BOURNEMOUTH • BH8 8EJ

The Helm occupies a prominent position fronting Holdenhurst Road and comprises 159 residential units, 2,800 sq ft of retail/restaurant accommodation and 34,240 sq ft of Grade A offices with underground car-parking.

The offices are arranged over floors 1-4 with the benefit of a dedicated entrance on the ground floor. Each floor can either be let as a whole or has the flexibility to be split into three separate suites.

THE HELM

helm-bournemouth.co.uk

A LEADING POSITION



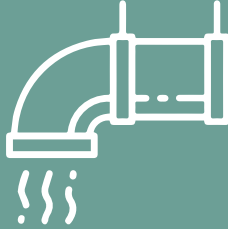
GRADE A SPACE



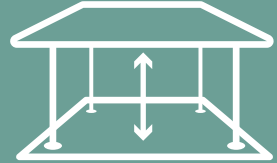
GRADE A SPACE



DEDICATED RECEPTION
FOR THE OFFICES



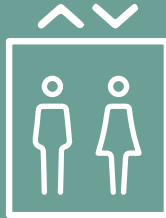
HEATING/COOLING
SYSTEM



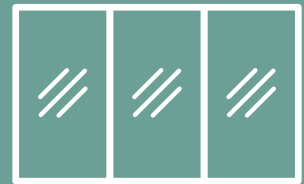
RAISED ACCESS
FLOORS



SUSPENDED CEILINGS WITH
RECESSED LIGHTING



TWO 13 PERSON
PASSENGER LIFTS



FEATURE GLAZED
CURTAIN WALLING



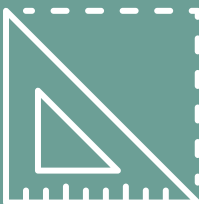
MALE, FEMALE AND DISABLED
CLOAKROOMS AND SHOWERS



EXCELLENT EPC
RATING – B29



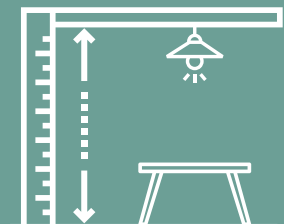
SECURE CAR AND
BICYCLE PARKING



FLEXIBLE
FLOOR PLATES



HIGH QUALITY DESIGN
BREEAM VERY GOOD



FLOOR TO CEILING
HEIGHT 2.7M



A STUNNING WELCOME

The impressive open plan reception features a stylish desk, seating and feature lighting immediately adjacent to a new retail offering.



ULTIMATE FLEXIBILITY

SPACE TO MAKE YOUR OWN

The Helm offers an excellent opportunity to occupy high quality office accommodation in the only currently available new office building in Bournemouth.

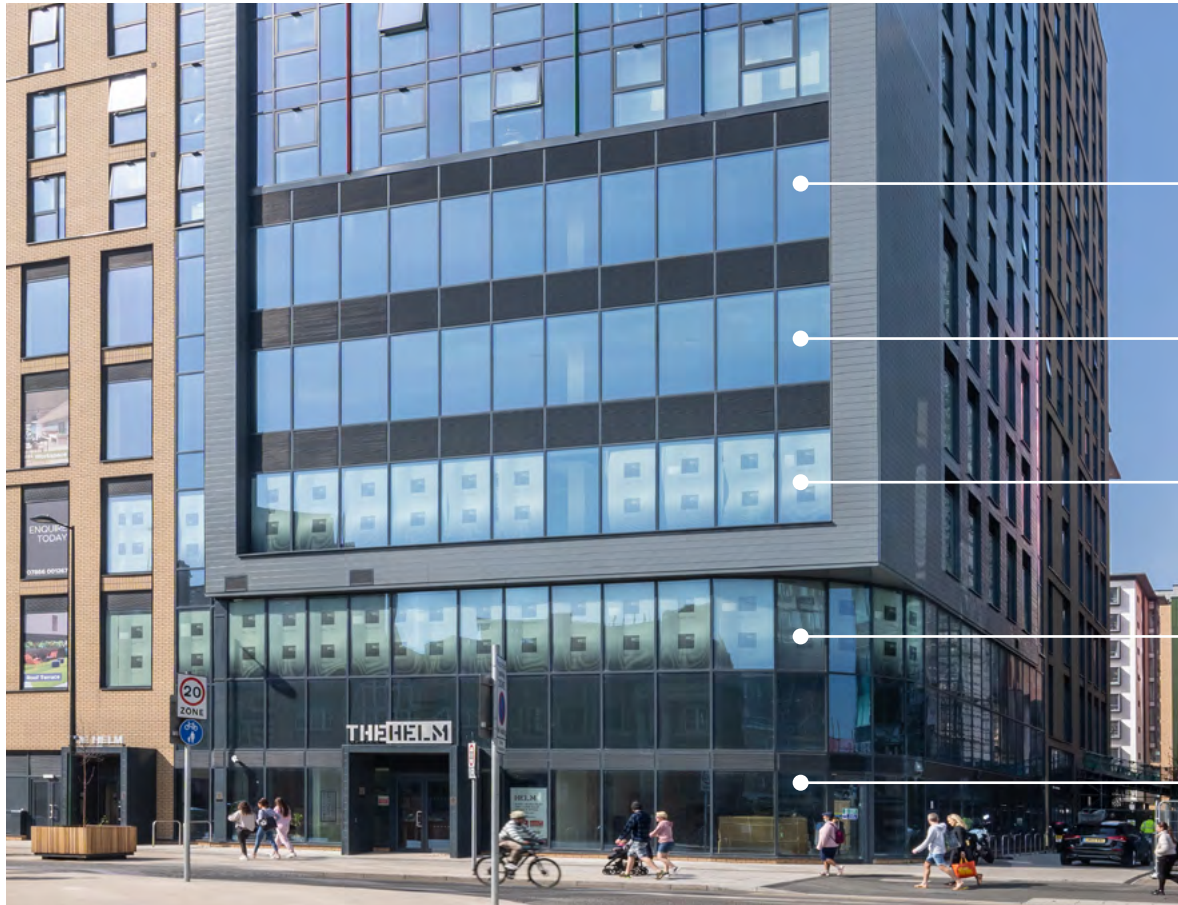
The offices are arranged over floors 1-4 and benefit from their own entrance and reception on the ground floor which is accessed directly from Holdenhurst Road.

The central core is accessed from the reception and provides two 13 person lifts and stairs leading to all of the office floors. There are male, female and disabled cloakrooms and shower facilities on each of the floors.

The offices are allocated 47 car spaces in the underground car park of Oxford Point, which is a new building adjacent to this development and can be accessed from Oxford Road. There is a new pedestrian boulevard adjacent to the building which provides a link between Holdenhurst Road and Oxford Road.

“THE HELM IS A MAJOR NEW ARRIVAL OF GRADE A OFFICES IN BOURNEMOUTH AND THEY ARE AMONGST THE BEST I HAVE SEEN IN THE BCP AREA. THE OFFICES HAVE BEEN BUILT TO A HIGH STANDARD, HAVE A VERY CONVENIENT LOCATION AND BENEFIT FROM THE SUBSTANTIAL INVESTMENT OF THE STREET SCENE ALONG HOLDENHURST ROAD, UNDERTAKEN BY THE COUNCIL.”

Councillor Marcus Andrews FRICS



FOURTH FLOOR
8,429 sq ft

THIRD FLOOR
8,425 sq ft

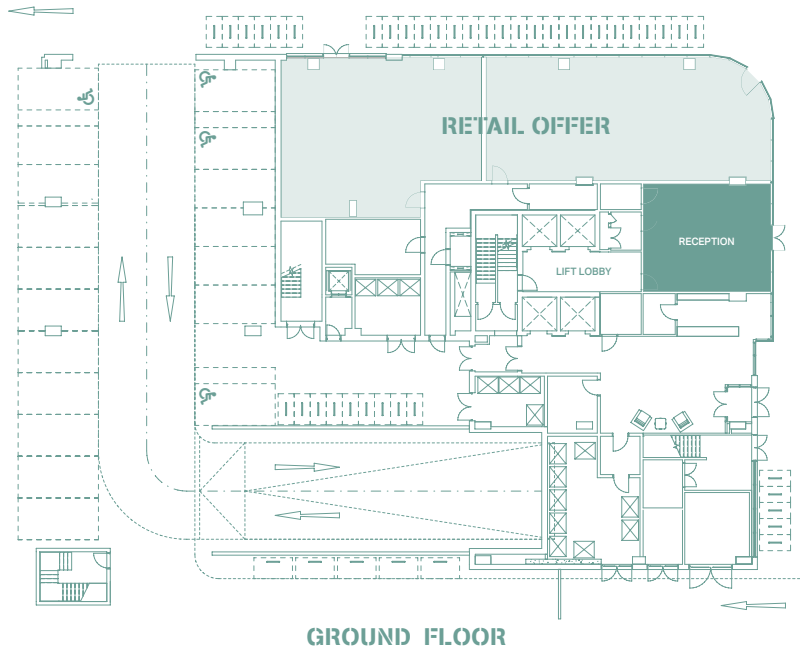
SECOND FLOOR
8,421 sq ft

FIRST FLOOR
8,379 sq ft

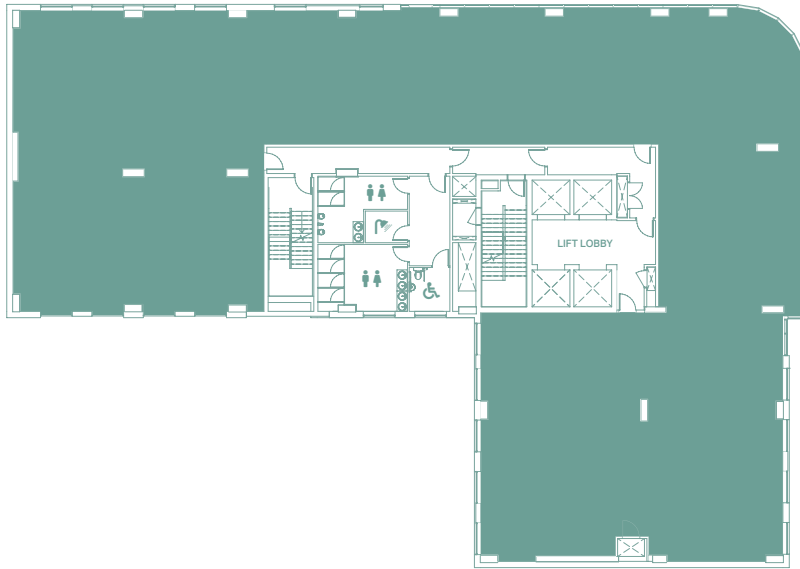
GROUND/ RECEPTION
586 sq ft

IPMS3 floor areas

ULTIMATE FLEXIBILITY



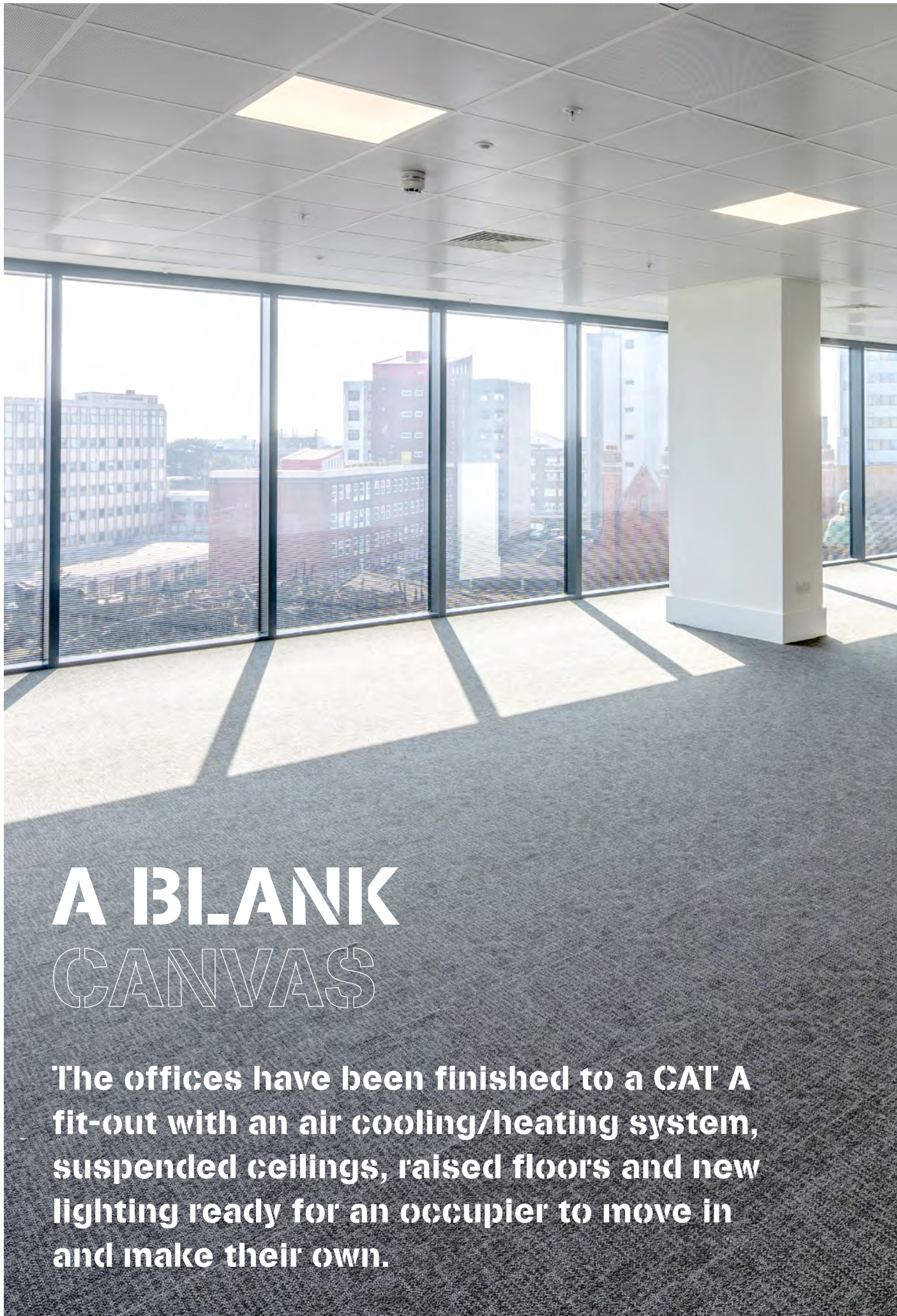
GROUND FLOOR



FIRST FLOOR



SECOND - FOURTH FLOOR



A BLANK CANVAS

The offices have been finished to a CAT A fit-out with an air cooling/heating system, suspended ceilings, raised floors and new lighting ready for an occupier to move in and make their own.



WHY BOURNEMOUTH?



**APPROXIMATELY
16,000 BUSINESSES
IN BOURNEMOUTH**



**THRIVING ECONOMY WORTH
£12 BILLION PER ANNUM**



**STRONG VISION FROM BCP
COUNCIL TO TRANSFORM THE
AREA INTO ONE OF THE BEST
COASTAL PLACES IN THE WORLD**



**7 MILES OF
GOLDEN BEACHES**



**BOURNEMOUTH AIRPORT
APPROXIMATELY 675,000
PASSENGERS PER ANNUM**



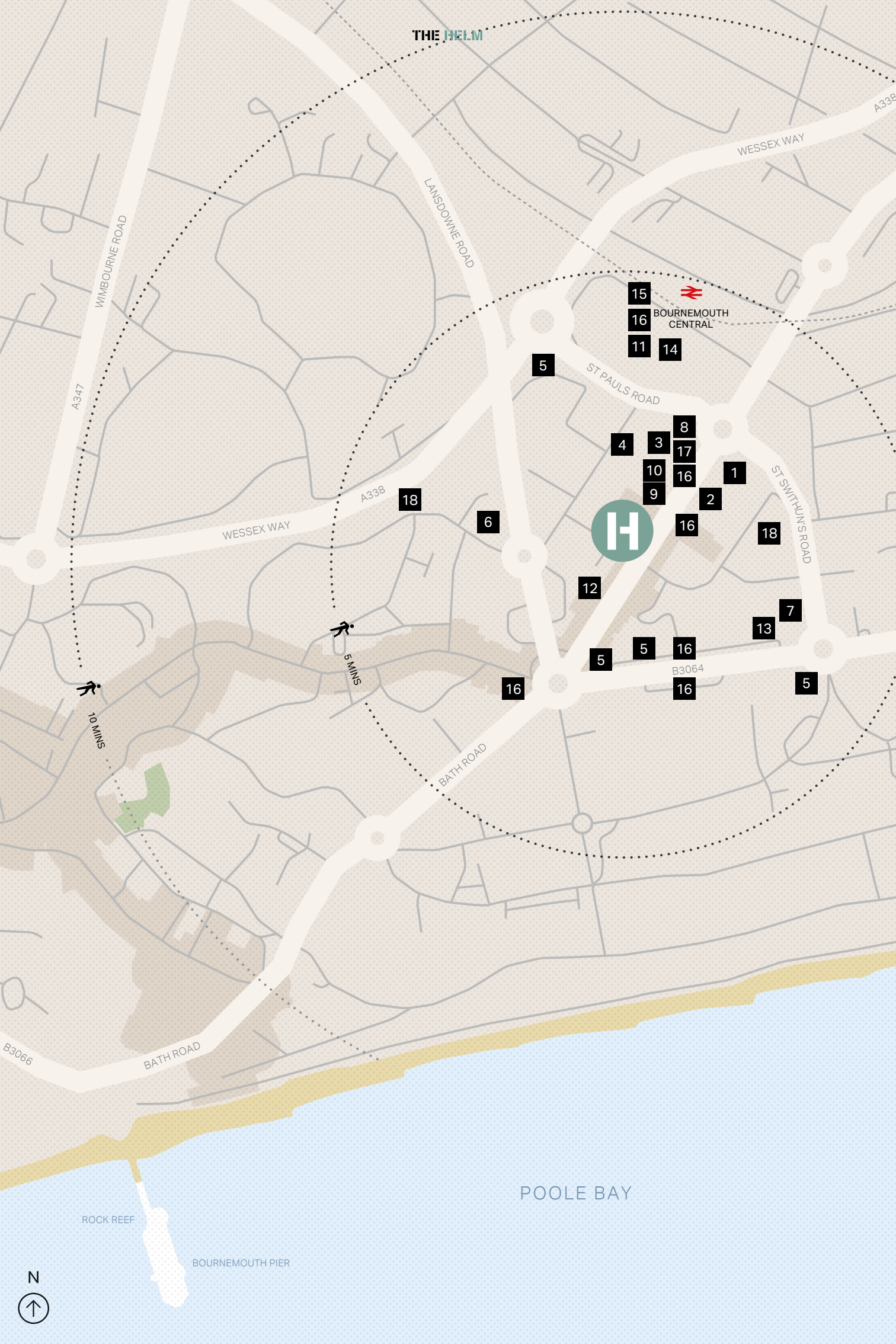
**FIRST CLASS COLLEGE
AND UNIVERSITIES**



**IN TOP 100 MAJOR
CONURBATIONS WORLDWIDE
FOR TAKING ACTION ON
CLIMATE CHANGE**



**APPROXIMATELY 7 MILLION
VISITORS TO BOURNEMOUTH
PER ANNUM**



THE HELM

WESSEX WAY

WIMBOURNE ROAD

LANSDOWNE ROAD

BOURNEMOUTH CENTRAL

15

16

11

14

5

ST PAULS ROAD

8

4

3

17

10

16

1

9

16

2

18

WESSEX WAY

18

6

12

16

7

13

5 MINS

5

BATH ROAD

16

5

5

16

16

5

10 MINS

B3066

BATH ROAD

POOLE BAY

ROCK REEF

BOURNEMOUTH PIER

N



CENTRE OF ATTENTION

THE PREMIER BUSINESS DISTRICT

The building occupies a prominent position fronting Holdenhurst Road in the heart of Dorset's premier business and student district known as Lansdowne, which is an exciting place where ideas, innovations, technology and enterprises flourish close to the free and relaxed climate of the beach. The area has many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College.

REGENERATION

There has been a surge of development activity throughout the Lansdowne area with several new mixed-use schemes recently completed and currently under construction:

- 2,500 PBSA rooms
- Bournemouth University's new 100,000 sq ft teaching facility
- 128 room Premier Inn
- Approximately 110,000 sq ft of new offices of which 85,000 sq ft has been let to Regus & 4Com Plc
- 163 PRS units

THE VISION

BCP Council has also launched its vision for Lansdowne being the key location for employment and economy and has won funding to improve the public realm.

KEY OCCUPIERS

- 1 Capita / McCarthy & Stone / Gallagher
- 2 Health on Line / Lloyds
- 3 Goadsby
- 4 Lester Aldridge
- 5 Bournemouth University
- 6 Dorset Police
- 7 4Com
- 8 Hays Recruitment

RETAILERS/AMENITIES

- 9 Tesco Express
- 10 Starbucks
- 11 Asda
- 12 Subway
- 13 Premier Inn
- 14 Better Gym

TRANSPORT

- 15 Bournemouth mainline railway & coach station
- 16 Bus stops
- 17 Beryl bike stations

CAR PARKS

- 18 Cotlands Road (420 spaces)
- 19 Madeira Road multi-storey car-park



MAKING CONNECTIONS

BY CAR

Holdenhurst Road connects with the A35 St Pauls Road which links to the A338 Wessex Way providing dual carriageway access to the A31 and M27 beyond.

BY BUS

There are regular bus services from the Lansdowne roundabout and bus station serving the conurbation.

BY TRAIN

Bournemouth mainline railway station is approximately 0.3 miles from the development, providing regular services to the following destinations:

BY AIR

Bournemouth Airport & Southampton Airport are approximately 5.5 miles and 33 miles distant from the development respectively and there are flights to numerous destinations.

* Distances / travel times source – Google Maps.



Bournemouth Town Centre

0.4 miles // 3 minutes

Poole Town Centre

7 miles // 22 minutes

Ringwood

11.1 miles // 16 minutes

Southampton City Centre

32 miles // 43 minutes

Winchester

39 miles // 45 minutes

London

105 miles // 2 hrs 20 mins



Poole

9 minutes

Southampton Central

29 minutes

Southampton Airport

40 minutes

Winchester

46 minutes

Basingstoke

1 hour 2 minutes

London

1 hour 50 minutes



Cotlands Road Car Park

0.2 miles // 4 minutes

Train Station

0.4 miles // 8 minutes

Bournemouth Town Centre

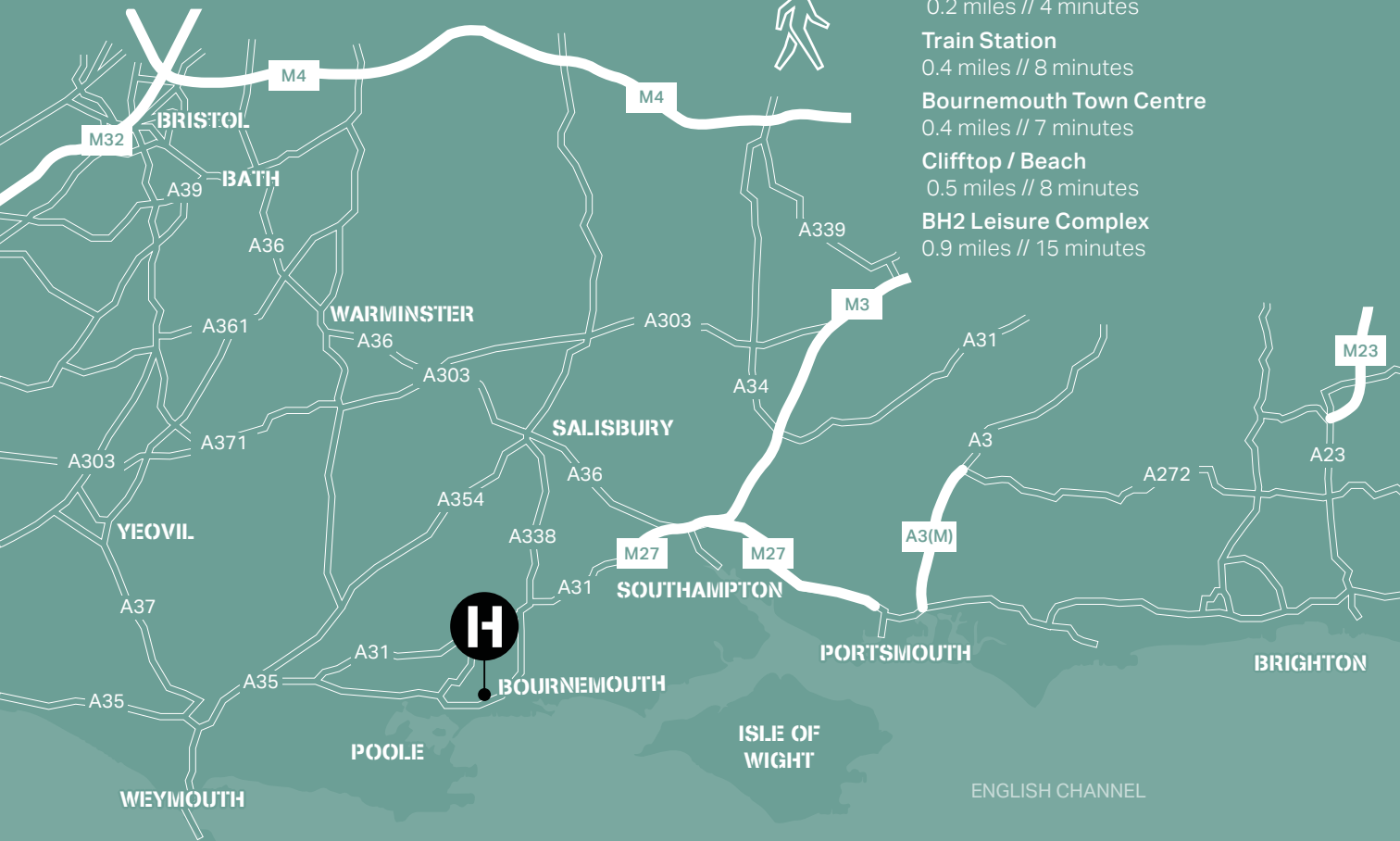
0.4 miles // 7 minutes

Clifftop / Beach

0.5 miles // 8 minutes

BH2 Leisure Complex

0.9 miles // 15 minutes



ENGLISH CHANNEL

YOUR NEXT MOVE

RENT

On application.

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

SERVICE CHARGE

A service charge will be payable in respect of the maintenance, repair and running costs of the common parts of the development and also external repairs of the building. Interested parties are advised to make further enquiries.

LEASE

The offices are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

BUILDING'S INSURANCE

The landlord will insure the building and recover the premium from the tenant.

EPC RATING

Excellent EPC rating - B29.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Ingoing tenants will be required to provide the necessary documents to comply with AML legislation when Heads of Terms are agreed.

VAT

The premises are elected for VAT.

FURTHER INFORMATION

For further information please contact the joint sole agents, Goadsby & Lambert Smith Hampton, through whom all negotiations must be conducted.

helm-bournemouth.co.uk

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A development by:



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment

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