



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## REFURBISHED LOFT/WAREHOUSE STYLE CONVERSION OFFICE - TO LET



- Arranged over ground and first floors
- Modern air conditioned working space
- 1 Car space per unit

**Rental**  
**£2,300 pcm plus**  
**VAT**

**The Old Brewery, Unit 1, 91a Southcote Road, Bournemouth, Dorset, BH1 3SN**

## SITUATION AND DESCRIPTION

Situated adjoining Bournemouth Central Industrial Park within walking distance of Bournemouth Railway Station and the Central Business Hub on Holdenhurst Road and Lansdowne, the development comprises 6 self-contained office/business units on two floors set around a central courtyard.

Originally a Victorian brewery building a sympathetic refurbishment programme has been undertaken to provide modern air conditioned working space ideal for the tech and design sectors or other business users

## PLANNING

B1 office use within Class E

## TENURE

Available on a new lease with terms to be agreed at a rental of £27,600 per annum plus VAT

The service charge for 22/23 is approximately £988 per annum plus VAT

## COSTS

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550 plus VAT.

## BUSINESS RATES

Rateable Value : £18,250

Rates Payable : £9,106.75

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

## ACCOMMODATION

Office 1- Ground Floor : 715.36 sq.ft. (66.46 sq.m.)

First Floor : 686.14 sq.ft. (63.77 sq.m.)

1 Car space per unit

## LEGAL FEES

Each Party will be responsible for their own legal fees.

## EPC

Rating E

## VIEWINGS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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