



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

57 - 59 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1EH



High Quality Central Offices

- 1st—2nd floor purpose built offices / language school / clinic / work space. Other uses considered
- 2147 - 4208 sq.ft. available
- Air conditioning, lift, perimeter trunking
- High ceilings, light and modern
- Excellent aspect and prestigious building

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SITUATION AND DESCRIPTION

Excellent offices suitable for a variety of uses.

57-59 Old Christchurch Road is a purpose built office and retail development. The ground floor (available separately) comprises a impressive double height retail / leisure space.

The offices are accessed separately by a dedicated entrance from Yelverton Road. There is a lift to all floors with male and female toilets on each floors.

The property is located in prime position in the town centre with far reaching views from the upper floors

The offices may be let as a whole or in part.

ACCOMMODATION

Total floor area: 4205 sq ft

1st Floor: 2058 sq ft (191.19 sq m)

2nd Floor: 2147 sq ft (199.46 sq m)

The offices benefits from:

- Air conditioning and efficient heating
- Cat 2 Lighting
- High Ceilings
- Lift
- Signage at ground floor

WC facilities are shared on the 1st 2nd and 3rd floors

RATEABLE VALUE - TBC

Premises with a rateable value below £12,000 May receive 100% small business rates relief (no rates payable).

TENURE

Available on a new lease with terms to be negotiated at a rental of £12.00 per square foot (Plus VAT if applicable) (Exclusive of service charge, rates and insurance)

PLANNING

Class E Office

Other Uses Considered

EPC RATING—D

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

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

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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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Indicative Floor Plans and Subject to Further Survey



Existing First Floor



Existing Second Floor