



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

LAND NORTH OF 126 KINSON ROAD AND WEST OF 284 COLUMBIA ROAD BOURNEMOUTH BH10 4DJ



Commercial Property TO LET

- Planning consent granted for detached 2 storey office of 3,444 sq.ft. (320 sq.m.) plus 8 parking spaces.
- Alternative uses considered such as trade counter, retail, day nursery and medical, subject to new planning consent being secured.

**Expressions of
interest sought from
occupiers for design
and build**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The land occupies a prominent corner position at the junction of Columbia Road and Kinson road. There are high volumes of vehicles along both roads. Within the immediate vicinity there are residential and commercial properties along both Columbia and Kinson road and neighbouring roads. The nearby residential districts are Ensbury Park, Kinson and Wallisdown

The land is currently leased to a billboard company for road side advertising.

Planning consent has been secured for a 2 storey detached office building of 3,444 sq.ft with 6 parking spaces and 2 disabled parking spaces.

ACCOMMODATION—consented scheme

Ground floor 1,496 sq.ft. (139 sq.m) Approx
First floor 1,948 sq.ft. (181 sq.m) Approx.
Total Floor Area 3,444 sq.ft. (320 sq.m) Approx.
6 parking spaces
2 disabled parking spaces and a Bike store

Expressions of interest from occupiers are sought either for the consented office scheme or alternative commercial uses including retail, office, day nursery or medical uses subject to any new planning consent being secured

RATEABLE VALUE—to be confirmed

PLANNING

Planning consent was granted on 15th September 2023 for the erection of a two storey office building (use Class E(c) and E9g(1) with associated access, car parking hard and soft landscaping work, and bin and cycle storage.... (Application No. 7-2023-28492 – A)

Further information is available to email to interested parties or please make your own enquiries to BCP Council planning department

TENURE

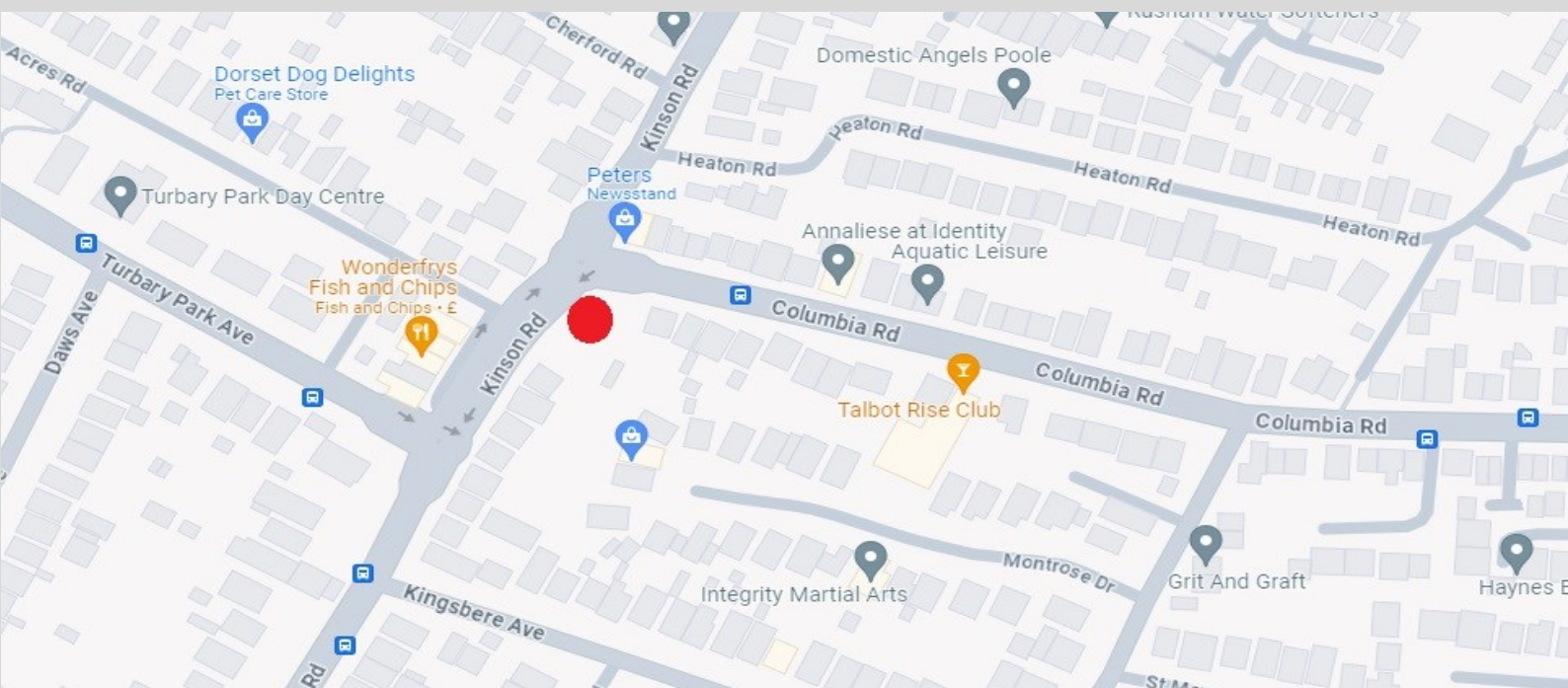
Expressions of interest sought from occupiers with terms to be negotiated for a design and build scheme.

VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

Website: www.ellis-partners.co.uk



© Google Maps

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.



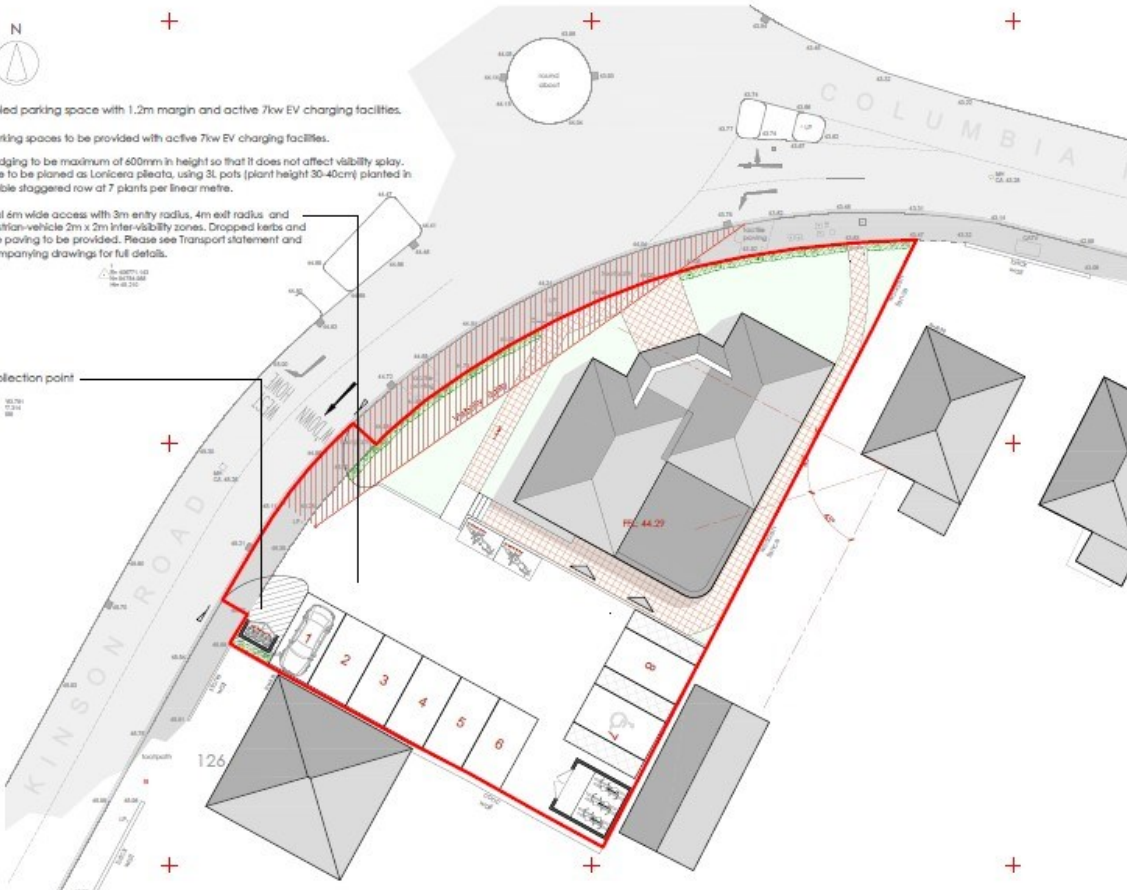
Disabled parking space with 1.2m margin and active 7kw EV charging facilities.

All parking spaces to be provided with active 7kw EV charging facilities.

All hedging to be maximum of 600mm in height so that it does not affect visibility splay. Hedges to be planted as *Lonicera pleurocha*, using 3L pots (plant height 30-40cm) planted in a double staggered row at 7 plants per linear metre.

Formal 6m wide access with 3m entry radius, 4m exit radius and pedestrian-vehicle 2m x 2m inter-visibility zones. Dropped kerbs and tactile paving to be provided. Please see Transport statement and accompanying drawings for full details.

Bin collection point



Site plan 1:200 @ A3

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All dimensions to be confirmed on site before commencement.

Notes

Kinson Road
SOUTHGROVE BH10 4DX

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www.mhellershellby.com
15 Cranborne Rd, South, Cornwall, PL23 8BH

Drawing:	Proposed
Date:	June 2023
Scale:	As shown @ A3
Obj No:	3021/MLP/23
Drawn By:	LJH
Revised:	

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All dimensions to be confirmed on site before commencement.

Notes

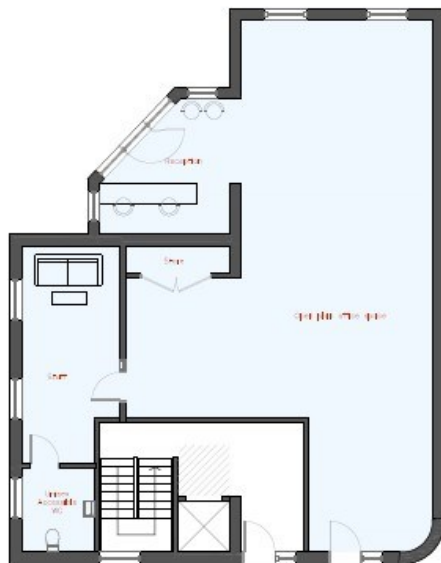
GP Office G04 - 120sqft
W Office G04 - 151sqft
G04 for building 220sqft

Kinson Road
SOUTHGROVE BH10 4DX

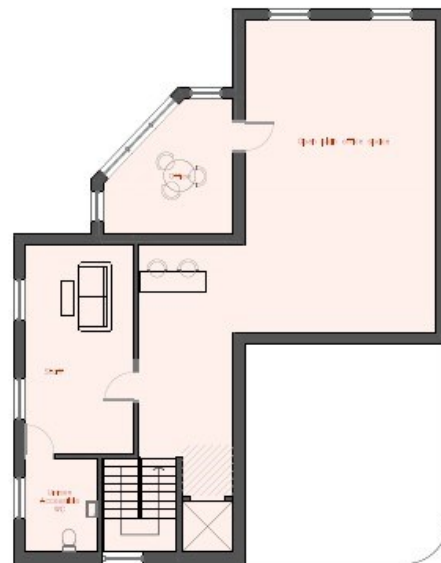


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Drawing:	Proposed
Date:	May 2023
Scale:	As shown @ A3
Obj No:	3021/MLP/23
Drawn By:	LJH
Revised:	



Ground floor plan 1:100 @ A3



First floor plan 1:100 @ A3

Notes



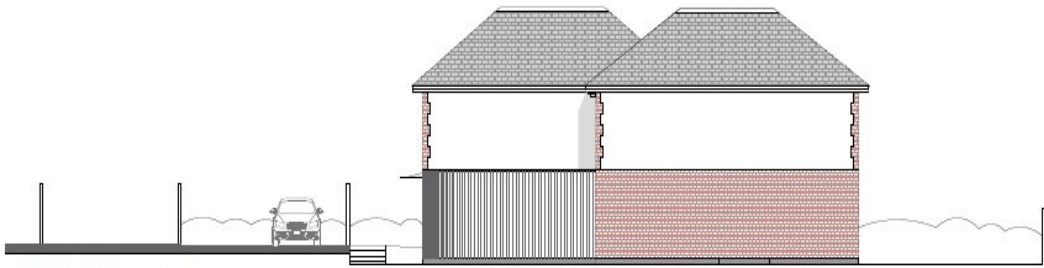
South West 1:100 @ A2



North East 1:200 @ A3



North West 1:200 @ A3



South East 1:200 @ A3

Kinson Road
 Bournemouth BH10 4DR



01203 352 441
 www.mattersandwelby.com
 10 Lansdown Rd, Ruck, Cornwall, EX23 5BH

Drawing:	Proposed
Date:	May 2023
Scale:	As shown @ A2
Dwg No:	2023-WP5.D
Drawn By:	JPN
Revised:	

