



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 10 BOURNEMOUTH CENTRAL BUSINESS PARK SOUTHCOTE ROAD BOURNEMOUTH DORSET BH1 3SJ



### Self contained offices TO LET

- Let as a whole or alternatively will let ground floor and first floor office separately
- Total floor area: 1,929 sq.ft. (180 sq.m.) 4 parking spaces

Arrange a viewing today

**01202 551821**

**Available on a new  
lease at  
£23,000 p.a.**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Unit 10 Bournemouth Centre Business Park is a self contained office in a terrace of 3 offices. The offices, which are located just off Southcote Road, are ½ a mile from Bournemouth Railway Station and just under 2 miles from Bournemouth Town Centre. There are good road communications onto the A338 that provides dual carriageway northwards to Ringwood and the A31 or southwards towards Poole.

The mid terraced offices are of traditional construction with brick elevations under a pitched tiled roof incorporated Velux windows on the rear elevation. The ground floor comprises offices that have been partitioned to create a reception area, main office, storage room, kitchenette and male and female cloakrooms. The first floor is open plan offices including Comms cupboard and the second floor comprises an open plan office within the roof space of the property

The offices are available to rent as a whole but the landlords are open to the idea of renting the ground floor and first / second floor separately

## ACCOMMODATION

Ground floor: 813 sq.ft. ( 76 sq.m.) approx.  
First floor: 830 sq.ft. ( 77 sq.m.) approx.  
Second floor: 267 sq.ft. ( 25 sq.m.) approx.  
Kitchenette: 29 sq.ft. ( 3 sq.m.) approx.  
**Total office area 1,929 sq.ft. (180 sq.m.) approx.**

## Outside

4 Parking spaces

## EPC RATING—Rating E

## RATEABLE VALUE - £18,750 (previously £17,000)

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

## TENURE

The entire property is available on a new lease with terms to be negotiated at a rental of £23,000 p.a.

Alternatively the ground floor and first floor offices would be available separately. Tenants would share the kitchenette and cloakroom facilities on the ground floor  
Ground floor £10,000 p.a.

First and second floors £13,000 p.a.

## PLANNING

Long Established use as Offices but most recently used as a gymnasium.

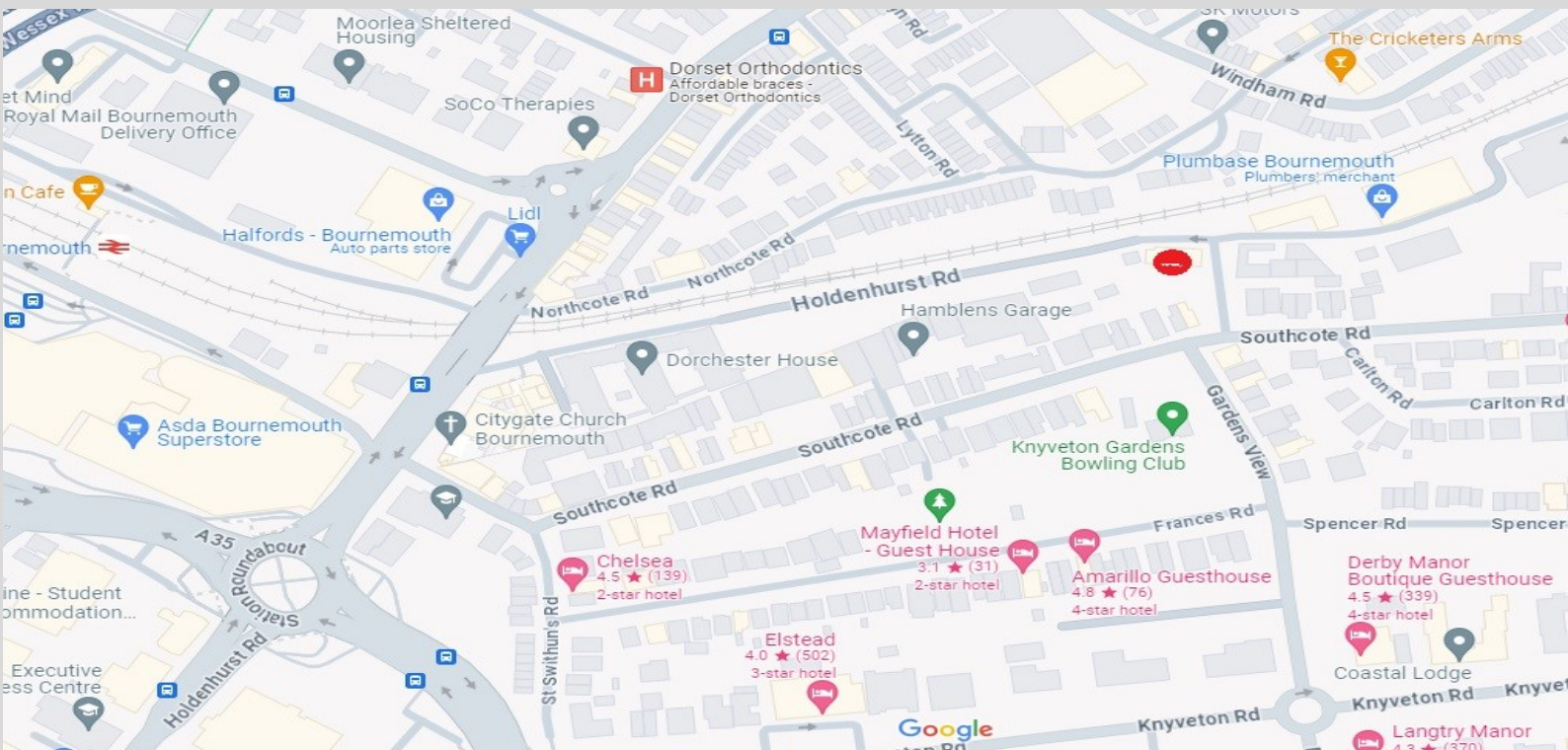
The building is ideally suited for any use within Use Class E including offices medical or fitness.

## 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](http://www.ellis-partners.co.uk)**



## 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.