



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## TOWN CENTRE OFFICES WITH PARKING BOURNEMOUTH



**2,000 sq.ft. of offices**  
(Flexible space from 400 sq.ft. to  
5000 sq.ft.)

**Flexible terms available**

**Generous Parking Spaces**

**Arrange a viewing today**

**01202 551821**

**Available on a new lease at  
a rental of £10 per sq.ft.**

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

## SITUATION AND DESCRIPTION

Burlington House is a purpose built office and retail development linking St. Peters Road to Old Christchurch Road. The ground floor comprises entirely of retail units with offices on the first, second and third floors. There is a separate access to the offices within the Arcade which comprises a lift or stairs. The car park is located in the basement below.

The offices may be used as a variety of uses for business space, language school or alternative uses.

## ACCOMMODATION

Total floor area: up to 2000 sq ft

The offices can be taken in their existing condition benefiting from:

- Air Conditioning
- Recessed Lighting
- Carpets
- Lift
- DDA Compliant
- Signage at ground floor
- 24 hour access

**Up to 20 Parking Spaces**

## RATEABLE VALUE - £23,750

From 1<sup>st</sup> 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

## TENURE

Available on a new lease with terms to be negotiated at a rental from £10 per square foot plus VAT. (Exclusive of service charge, rates and insurance).

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

## 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

**Tel: 01202 551821**

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



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