



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

BOURNE SPACE BOURNE HOUSE 23 HINTON ROAD BOURNEMOUTH BH1 2EF



Fully Serviced Offices TO LET

- High footfall
- Prime Location
- 1 person to 10 person offices

Arrange a viewing today

01202 551821

**Available
on a new
licence from £190 per
calendar month plus
VAT for desk space**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Bourne Space is situated in Hinton Road which is located at the back of Westover Road within the town centre. The road itself homes a variety of offices including solicitors, accountants etc.

The premises themselves are highly sought after and you will be surrounded by like-minded professionals from a diverse range of organisations. Whether you want to co-work, create your own office or meet with colleagues and clients this is the place to do it. There are currently 10 offices available within the block which can house from 1 person to 10 persons.

ACCOMMODATION AND TENURE

Office 1:	1 person	£350 per month plus VAT
Office 2	2 person	£550 per month plus VAT
Office 3	3 person	£750 per month plus VAT
Office 4	4 person	£880 per month plus VAT
Office 5	5 person	£1,200 per month plus VAT
Office 6	6 person	£1,500 per month plus VAT
Office 7	7 person	£1,600 per month plus VAT
Office 8	8 person	£1,800 per month plus VAT
Office 10	10 person	£2,400 per month plus VAT

Alternatively we can offer desk space at £190 per desk per calendar month

Incoming tenants would be required to pay a deposit of one and a half times monthly rent (no VAT).

The monthly rent is all inclusive of the following:

- All utilities, business insurance and business rates
- 100g Fibre optic internet connection
- Local Bournemouth telephone number with personalised voicemail.

- Telephone handset per desk with direct dial number and personalised voicemail.
- Fully manned reception with professional receptionist to greet your clients and sign for parcels.
- Free group exercise classes and social events.
- Use of kitchens with free tea and coffee.
- Professional business address and mail sorting.
- Use of roof terrace garden and break out space
- Fully furnished office
- 24/7 access to the building with security in place.
- Professional office cleaning
- Use of secure bicycle storage huts.
- Use of meeting rooms
- Postal ranking.
- Use of large colour photocopier and scanner.
- Access to a Fax machine.
- Catering services.
- Administration services.
- *Optional additional services should clients wish
- *Professional telephone answering.
- *On site parking or special rates with multi storey car park opposite building.

PLANNING

B1 Office use

We are advised that the premises have B1 office use but we advise all applicants should rely upon their own enquiries.

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



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.



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.

Hinton Road

