

# TO LET

## Town Centre Offices

**Suite 6  
Third Floor  
Pine Court  
36 Gervis Road  
Bournemouth BH1 3DH**

- \* Pleasant Town Centre location adjacent cliff top and Lansdowne
- \* Suites of 592 sq ft / 645 sq ft or 1,798 sq ft self-contained offices
- \* Lift to all floors
- \* Central Heating
- \* Male and female cloakrooms
- \* Kitchen
- \* Allocated car parking spaces on-site and visitor car parking
- \* New lease available (subject to status)
- \* Competitive rent from £10 p.s.f.
- \* Sole Agents



## LOCATION

The offices are situated on Bournemouth East Cliff adjacent the Lansdowne, Bournemouth town centre's commercial district in a most attractive mature setting.

This part of Gervis Road comprises a good mix of predominately commercial, leisure and educational buildings, including Bournemouth university.

Pine Court is only a few minutes walk from the town centre and the Railway station is only 10 minutes walk away.

## DESCRIPTION

Pine Court was originally constructed in the early part of the 20<sup>th</sup> century, for residential use, but was then converted to a hospital during the First World War and latterly in the 1960's it became the offices for the Property Services Agency.

Suite 6 is the top floor of the Annex, which was added at a later date.

## ACCOMMODATION

The self-contained suite encompasses the entire third floor of the Annex and is predominantly open plan with some partitioned offices.

The suite provides a floor area of 1798 sq ft

Features include:

- \* Central heating
- \* Lift
- \* Kitchen
- \* Male and female cloakrooms
- \* Suspended ceilings with Cat II lighting
- \* Perimeter trunking
- \* Our client will divide the suite into two offering individual suites of 592 and 645 sq ft

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## LEASE

The whole premises are offered by way of a new lease, terms to be agreed at a commencing rent of £18,000 pax.

Alternatively, if divided the rent will be:-

- 592 sq ft - £10,000 pax
- 645 sq ft - £11,600 pax

## SERVICE CHARGE

This covers the general costs of upkeep, management, maintenance and insurance of common parts.

## ENERGY PERFORMANCE CERTIFICATE

Assessment Band D

The full EPC and recommendations report are available on request.

## BUSINESS RATES source: [www.voa.gov.uk](http://www.voa.gov.uk)

Rateable Value for whole £22,000 from April 2023

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

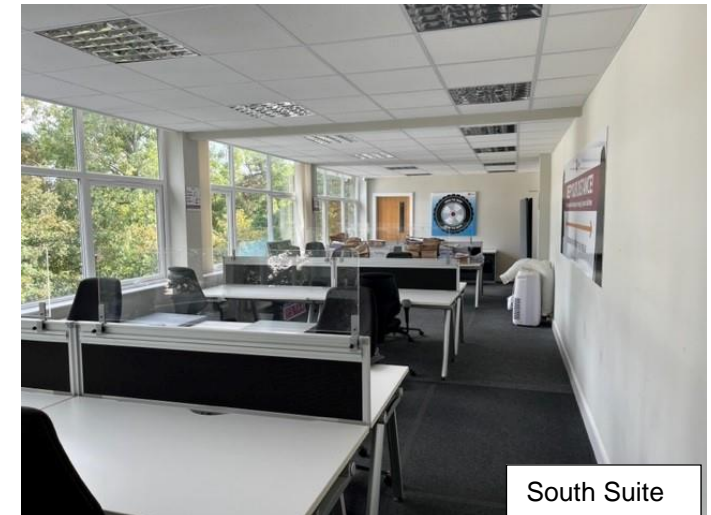
The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



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01202 550245



South Suite



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