

TO LET

CENTRALLY LOCATED OFFICE

2nd Floor
4 Lansdowne Crescent
Bournemouth
BH1 1RX

469 sq ft (44 sq m) approx.

£5,500 per annum exclusive



LOCATION

The office is strategically located within The Lansdowne over looking The Lansdowne Roundabout. The adjacent Holdenhurst Road has recently seen investment in pedestrianization of the road in close proximity to the office. The premises are well served by public transport with the main Bournemouth Travel Interchange and railway station approximately ½ mile distant. There is good vehicular access to the A338 Wessex Way.

ACCOMMODATION

The premises comprise the 2nd floor of a three storey brick building with self-contained entrance on the ground floor and stair access to each floor. The office benefits from the following specification:-

- Three separate office rooms
- Carpeted
- Category II lighting
- Single WC with wash hand basin
- Cupboard storage
- Option of car parking up to 8 spaces at an additional fee

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.



TENURE

The premises are available on a lease, the length of which will be determined by negotiation. Any lease will incorporate regular, upward only rent reviews.

RENT

£5,500 per annum exclusive.

The rental quoted is exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings to be paid quarterly in advance by standing order.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £5,600 (Apr 2023 to present)

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

An ingoing tenant will be required to contribute towards the landlord's legal costs incurred in the preparation of the lease.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request.

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.

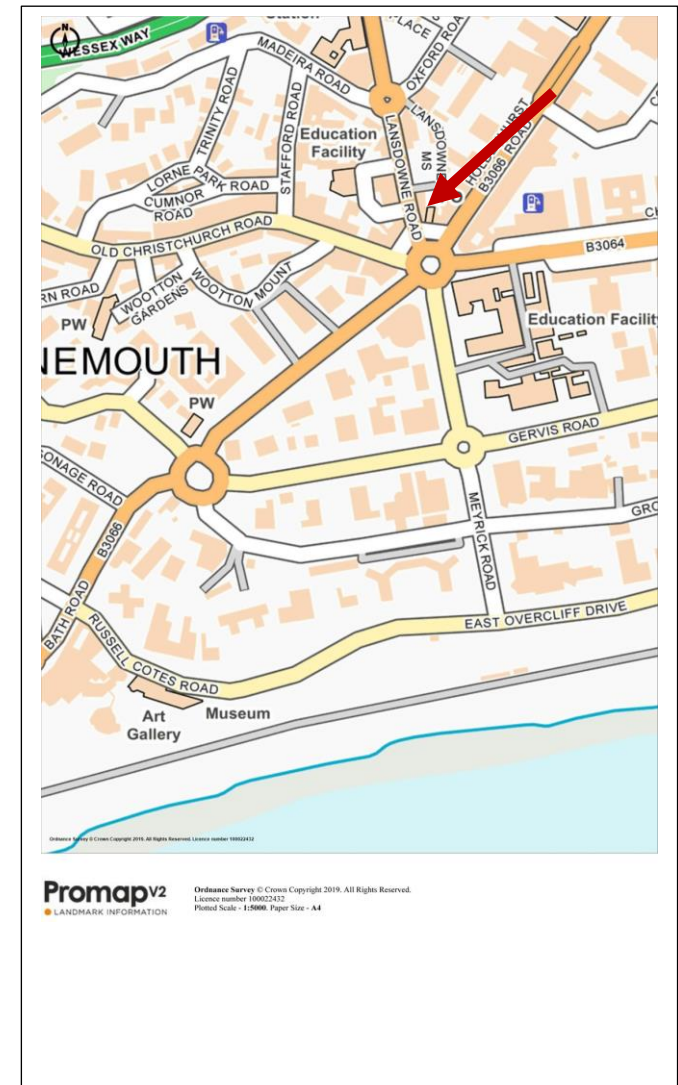
The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245



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.