

TO LET

Prestigious Grade A Offices
With Excellent Car-Parking

590 SQ M // 6,350 SQ FT

First Floor, Everdene House, Deansleigh Road, Bournemouth, Dorset, **BH7 7DU**



SUMMARY

- First floor of impressive three storey building set in newly landscaped grounds
- 6,350 sq ft
- Generous reception
- Lift
- 30 allocated car-parking spaces plus shared use of 18 visitor spaces in barrier controlled car-parks
- Electric vehicle charging points
- Approximately 900m from the A338 Wessex Way
- Occupiers include Terence O'Rourke, Dutton Gregory and Intouch Accounting
- **Rent - £140,000 per annum exclusive**



LOCATION

Excellent access to the A338 Wessex Way and close to retail and leisure facilities

The property is situated in a prime location, forming part of the Wessex Fields development, just off the A3060 Castle Lane East, approximately 900m from the A338 Bournemouth Spur Road. The property is opposite the entrance to the Royal Bournemouth Hospital and other occupiers in close proximity include: **Ageas, JP Morgan Chase, The Village Hotel, Bournemouth Crown Courts** and **Tesco**.

Approximate distances from Everdene House:

A338 Wessex Way	900m
Bournemouth train station	5km
Bournemouth Airport	5.2km
The Village Hotel & Leisure Complex	Adjacent to Everdene House
Littledown Leisure Centre	550m
Tesco Extra	600m
Castlepoint Shopping Centre	2.3km

JP Morgan

Littledown
Leisure Centre

Bournemouth
Hospital

Ageas

Everdene House

Crown Court

The Village Hotel

Tesco







Description

Everdene House is an impressive three storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and newly landscaped grounds and is occupied by major companies including Terence O'Rourke, Dutton Gregory and Intouch Accounting.

The first floor provides exceptional Grade A accommodation with the following features:

- Suspended ceilings with inset LED lighting
- Air conditioning
- High quality finishes throughout
- 30 allocated car-parking spaces with shared use of the visitor spaces in barrier controlled car-parks
- Communal male, female and disabled cloakrooms and shower facilities
- Electric vehicle charging points

Floor Area

The first floor extends to approximately **6,350 sq ft.**

Lease

The offices are available by way of a new full repairing and insuring lease, incorporating upward only, open market rent reviews.

Rent

£140,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and grounds. Interested parties are advised to make further enquiries.



Rateable Value

To be confirmed.

EPC Rating

B - 45

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

Viewings

Strictly by prior appointment through the joint sole agents, Goadsby or CBRE, through whom all negotiations must be conducted.

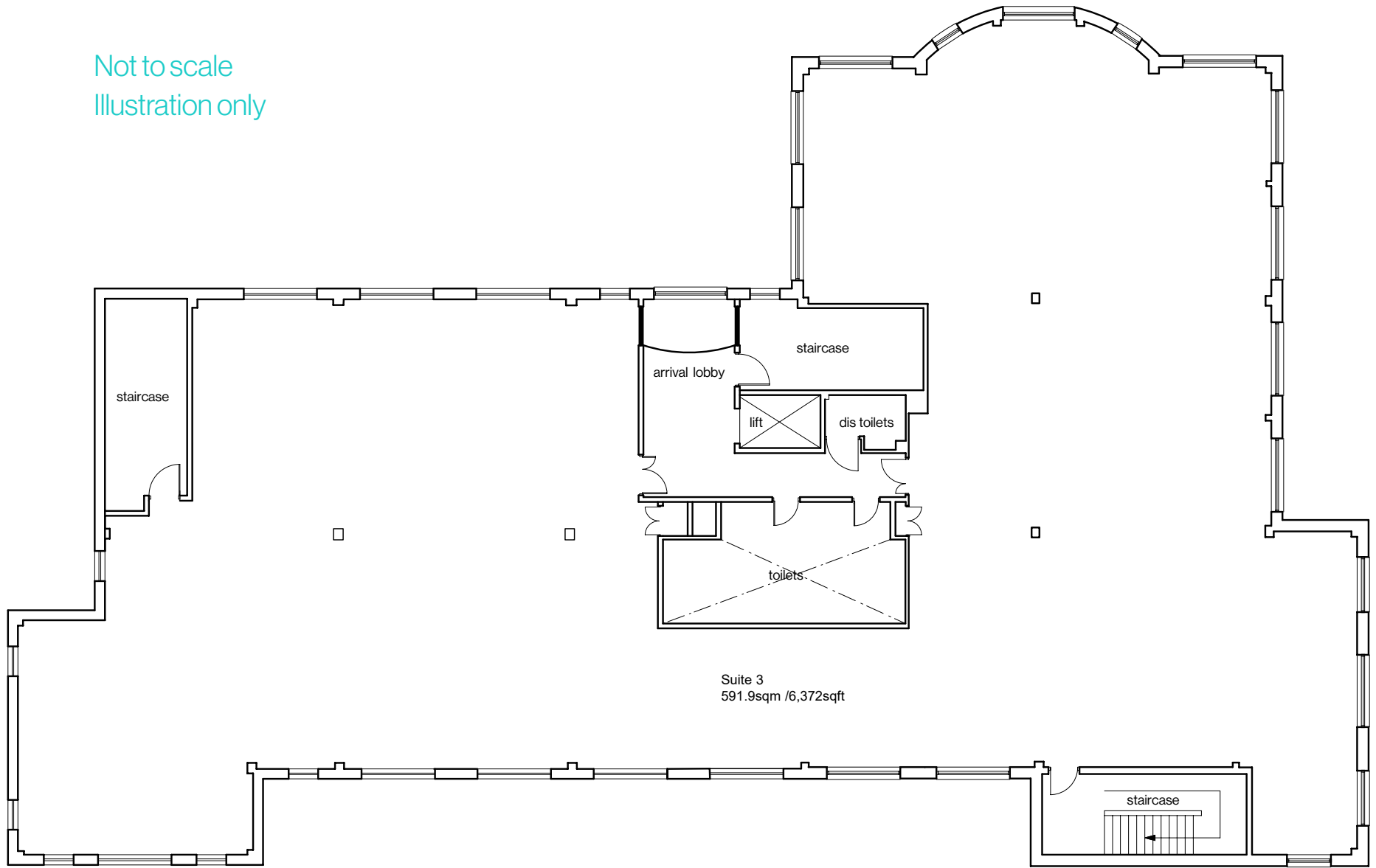


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Not to scale
Illustration only



Suite 3
591.9sqm /6,372sqft



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. **STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.** Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.