



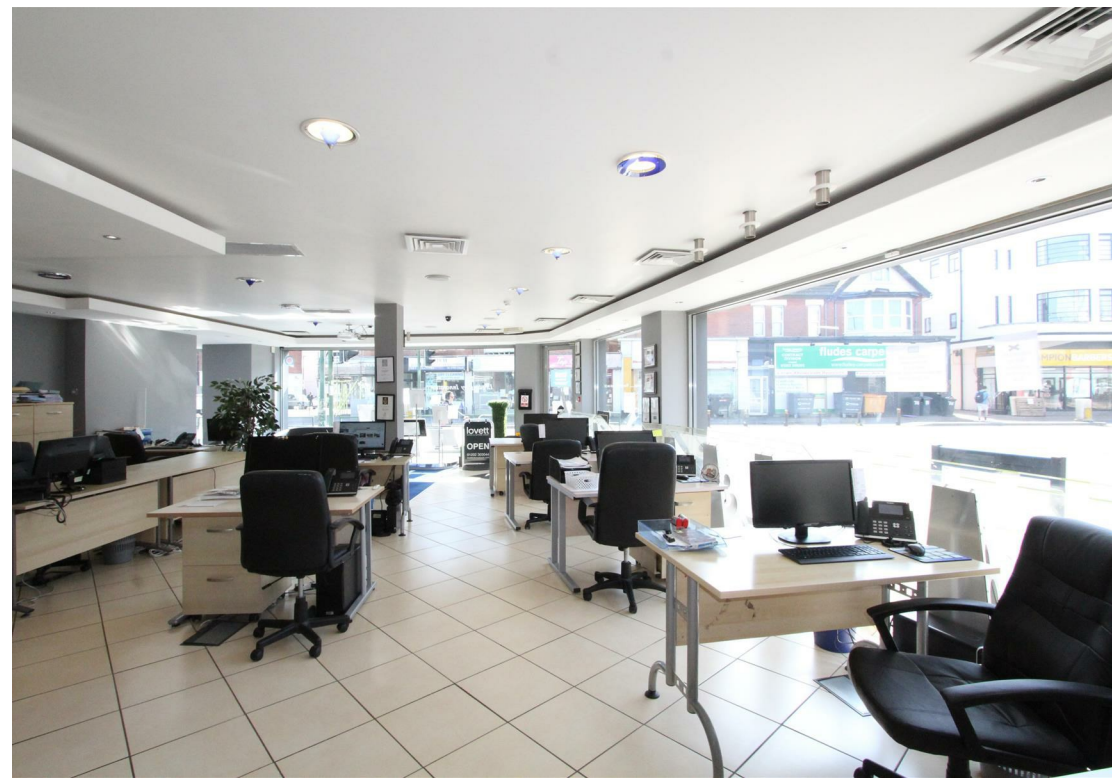
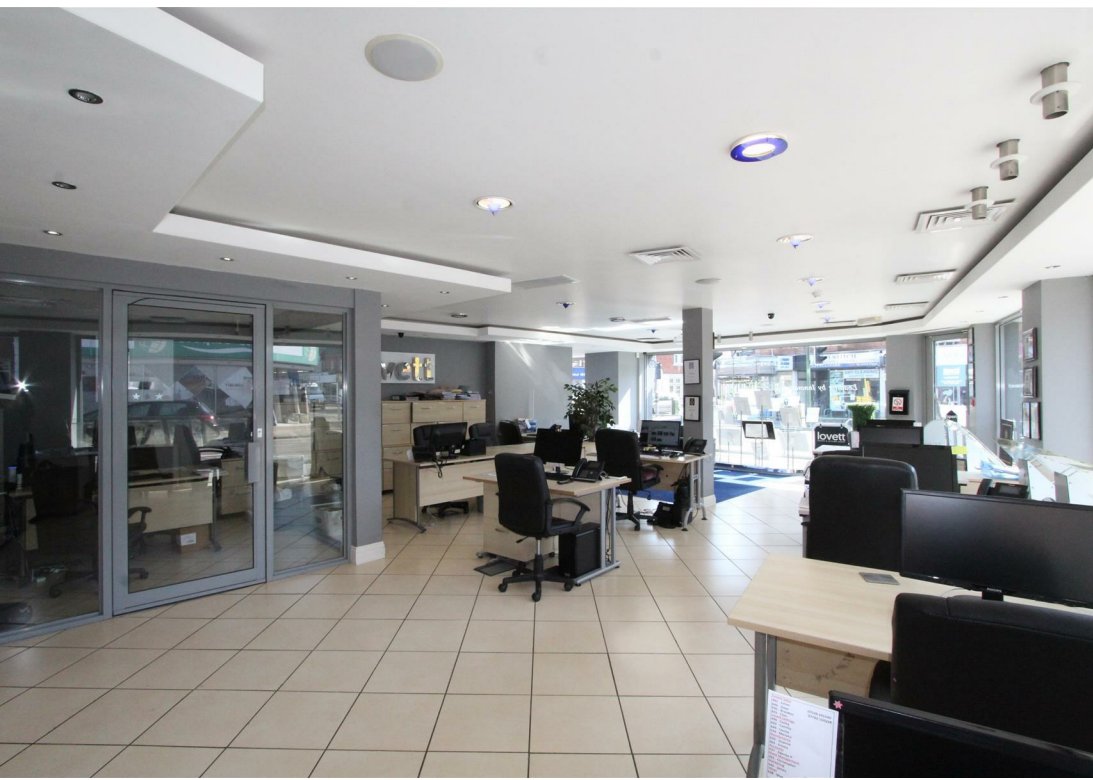
£2,500

716-718 Christchurch Road, Bournemouth, BH7 6BZ



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Main Description

A1 & A2 office usage, also available to rent £29,950 p/a

Situated within a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. The premises occupy a prominent corner position on Christchurch Road attracting plenty of passing traffic. There is a High Street main entrance and a rear access point from the car park area. The flexible space of over 800 sq ft is offered with two sizeable rooms, kitchen and WC. A particular benefit of these premises are the large windows allowing for sizeable displays and lots of natural light. Each office is predominately open plan with the advantage of air conditioning. The larger of the two areas has corner glass partitioning providing a more private office space.

Outside is a sizeable forecourt providing parking for several vehicles.

ACCOMMODATION

Ground Floor

Frontage to Christchurch Road - over 38'

Return frontage - approx 57'

Internal width - 37' 5" max

11' 5" min

Depth 56' 7" min

Net Floor Area - 1,300 sq ft

This area is part partitioned to provide 2 main office areas, private office and good size kitchen and cloakroom / WC.

The premises are fitted out to a very high office standard, including full air conditioning, carpeting throughout and LED lighting.

Outside

On-site car parking for several cars

MEANS OF DISPOSAL

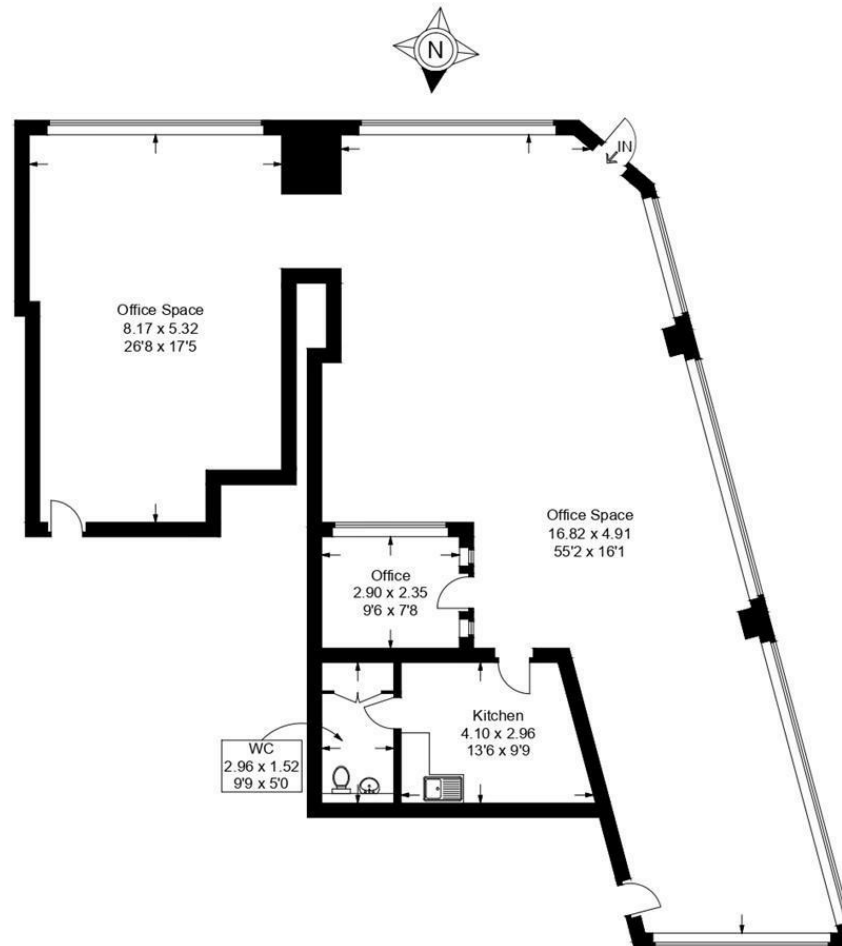
ENERGY PERFORMANCE CERTIFICATE Assessment - Band C

Tenure

FEATURES & SPECIFICATIONS

- Prominent Corner Position
- A1& A2 Office Usage
- Well Presented
- Vacant Possession
- Over 800 Square Feet
- Available to Rent For £29,950 per annum.
- Fully Alarmed.
- On-site parking for 7 cars
- Double unit of 1,755 sq ft

Christchurch Road, Boscombe
Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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