



**MELBURY HOUSE, 1-3 OXFORD ROAD, BOURNEMOUTH
BH8 8ES**

OFFICE TO LET

2,394 TO 23,439 SQ FT (222.49 TO 2,177.55 SQ M)



Summary

PRESTIGIOUS OFFICE BUILDING

Available	2,394 to 23,439 sq ft
Size Rent	£18.50 per sq ft Exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Rateable Value	£440,000 Building is currently assessed as a whole. In the event the offices are let on a floor-by-floor basis, the rateable value will be reassessed.
EPC Rating	C-53

Prestigious office building in business district

Available as a whole or on a floor-by-floor basis

Air conditioning Raised floors & suspended ceilings.

Passenger lift



Location



Melbury House 1-3 Oxford Road, Bournemouth, BH8 8ES

Located in a market leading position for connectivity, Melbury House is situated in Bournemouth's business district, known as Lansdowne. The building has strong transport links being a short walk to Bournemouth mainline railway station and bus station. Melbury House is located on Oxford Road which provides great access on to the A338 which links to the A31.

Occupiers in the Lansdowne area include Lester Aldridge Solicitors, Handelsbanken, Trethowans Solicitors, Regus, McCarthy & Stone, 4Com, AXA, Lloyds Bank and Hays Recruitment.





Further Details

Description

Melbury House is a prestigious office building providing high quality open plan office accommodation.

The building benefits from a ground floor reception area providing access to the office areas with a central core area with lift and stairwell and alternative W.Cs on the landings.

The office areas have been redecorated and new carpet fitted. There are raised floors and air conditioning.

Externally, there is a car park with 49 car parking spaces.

Terms

Available by way of new full repairing and insuring leases incorporating periodic upward only, open market rent reviews.

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.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Parking	Availability
Ground	2,394	222.49	4	Under Offer
1st	4,532	421.04	7	Available
2nd	4,532	421.04	7	Available
3rd	4,532	421.04	7	Available
4th	4,532	421.04	7	Under Offer
5th	-	-		Let
6th	2,917	271	5	Under Offer
Total	23,439	2,177.55		

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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



Enquiries & Viewings



Bryony Thompson
bthompson@vailwilliams.co
m 07741 145629
01202 558262



Nik Cox
ncox@vailwilliams.co
m 07870 557410

 **Vail
Williams**
01202 558 262
vailwilliams.com

CBRE
+44 (0)23 8033 8811
www.cbre.co.uk

Emma Lockey
emma.lockey@cbre.co
m 07825 357481
02380 206312