

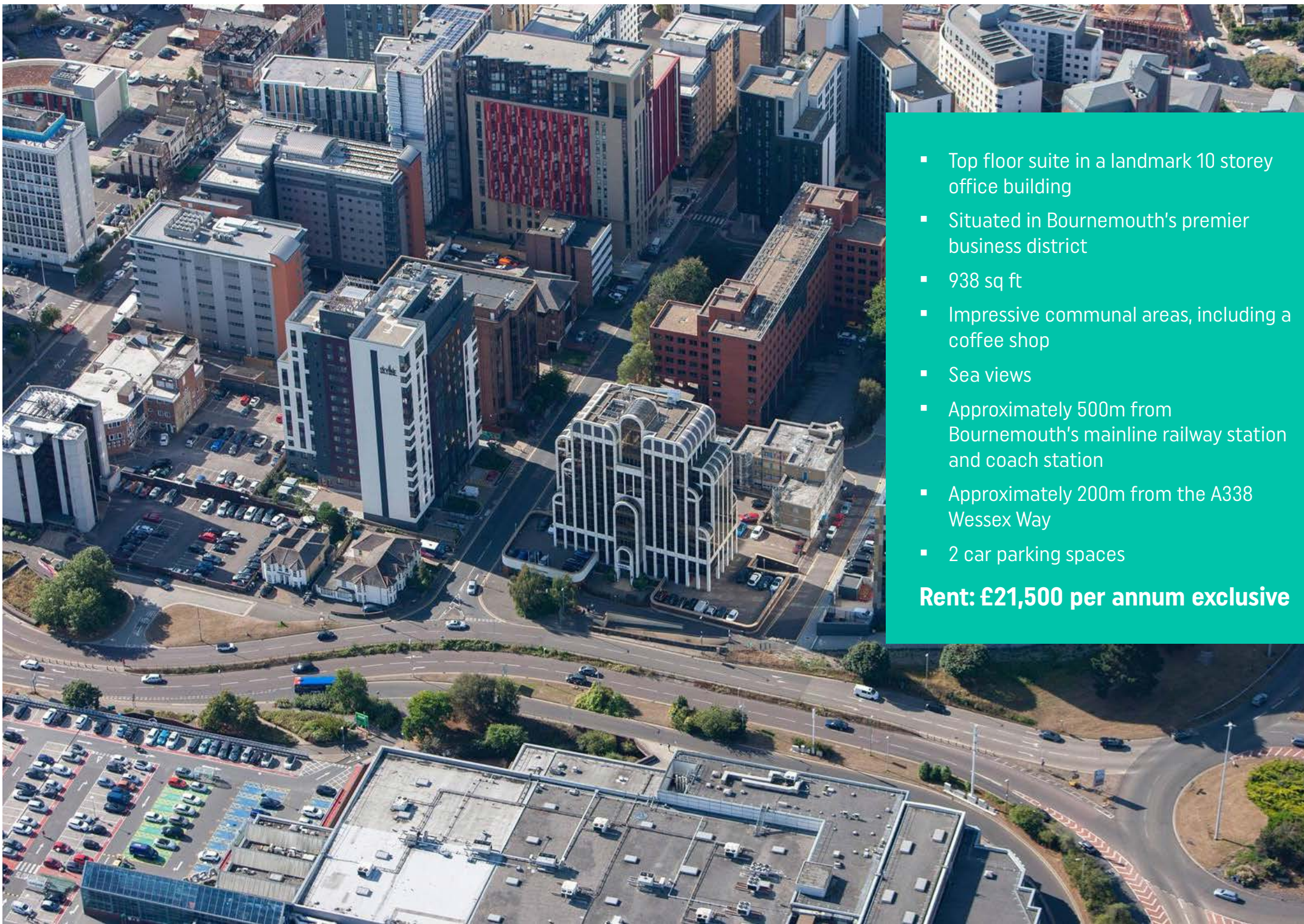
Suite A, 9th Floor, 26-32 Oxford Road  
Bournemouth, Dorset, BH8 8EZ

## To Let

Prestigious offices on the top floor of one of  
Lansdowne's principal office buildings

**938 sq ft // 87 sq m**





- Top floor suite in a landmark 10 storey office building
- Situated in Bournemouth's premier business district
- 938 sq ft
- Impressive communal areas, including a coffee shop
- Sea views
- Approximately 500m from Bournemouth's mainline railway station and coach station
- Approximately 200m from the A338 Wessex Way
- 2 car parking spaces

**Rent: £21,500 per annum exclusive**



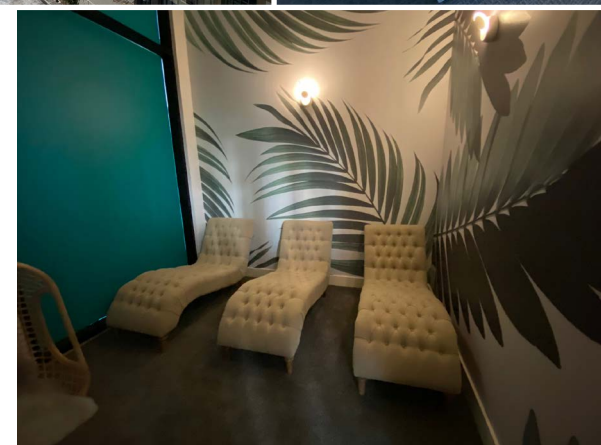
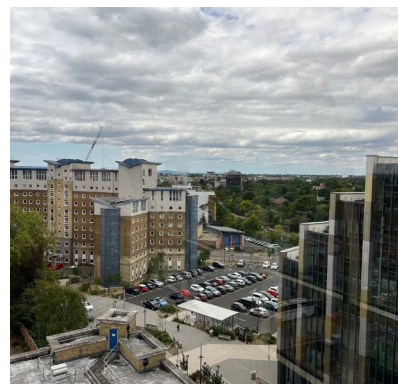


## Location

Avalon occupies a **prominent** corner position on Oxford Road within the prime office district of Lansdowne.

Coach & Railway Station	500m
Holdenhurst Road (Main bus route)	200m
A338 Wessex Way (Links to A31 & M27)	200m

Approximate distances from sourced from google.





## Description

Avalon is a landmark 10 storey office building. It is a gateway building of iconic design and offers many attractive features to business occupiers. It has a large and impressive reception area with plenty of relaxed seating, together with a café with hot and cold offerings. The landlord has also created meeting pods for those informal occasions when you want to meet outside of the office environment. There is also a 4 person meeting room and a relaxation room which are free to use.

Access to the floors is either via the three passenger lifts or stairs. Male and female cloakroom facilities are located on each floor and there are showers on the lower ground floor. The offices benefit from fantastic daylight and enjoy good views.

The subject suite has been fitted to an excellent standard and benefits from the following features:

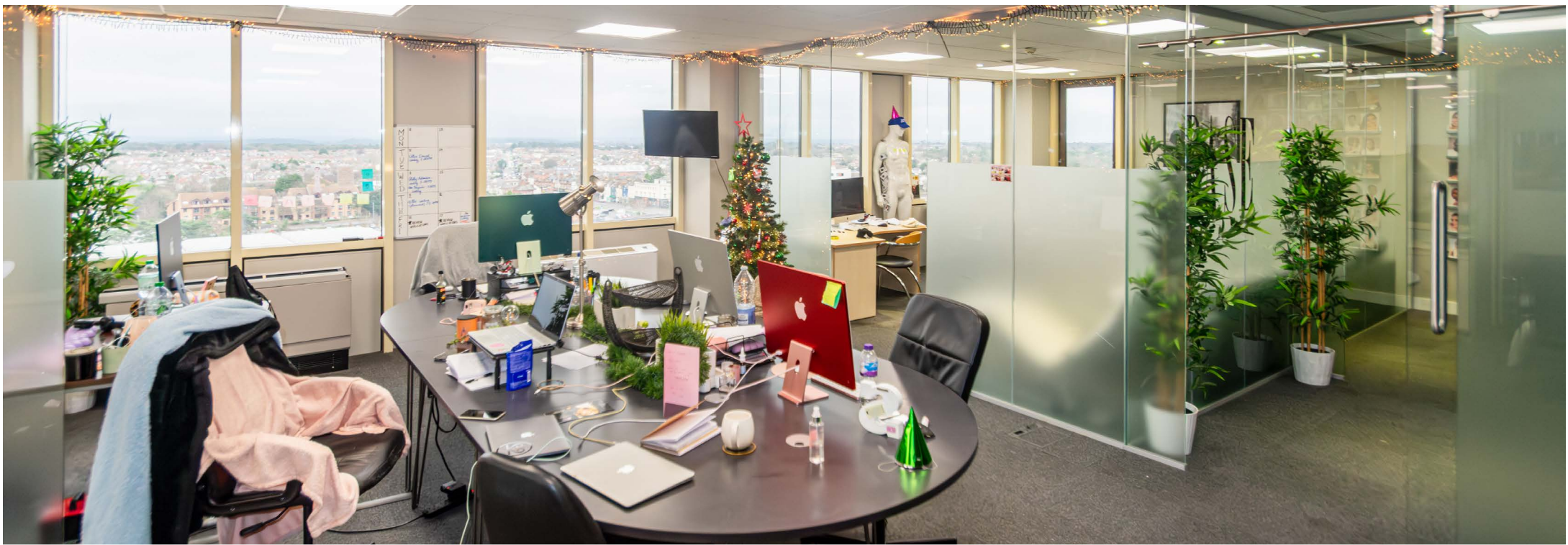
- Suspended ceilings with LED lighting
- Perimeter heating/cooling
- Carpets
- Raised access floor
- Kitchenette
- Reception area
- Open plan office area
- 2 No. separate offices











## Floor Area

87 sq m // 938 sq ft

## Parking

The suite is allocated 2 car-parking spaces.

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

## Rent

**£21,500 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## Rateable Values

Office	£10,750 (From 01.04.23)
Car Parking Spaces	£1,500 (From 01.04.23)

## Service Charge

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

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.

## EPC Rating

B - 34

## 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.

## Legal Costs

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

## Viewings

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



### James Edwards

james.edwards@goadsby.com  
01202 550123 // 07801 734797

### Joshua Adamson

joshua.adamson@goadsby.com  
01202 550110 // 07500 894599

## 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](#).

