



SUITE 2  
3<sup>RD</sup> FLOOR

# TRINGHAM HOUSE

**TO LET**

PRIME GRADE A OFFICES

**211 SQ M // 2,268 SQ FT**

EXCELLENT CAR-PARKING

20 ALLOCATED SPACES PLUS VISITOR SPACES (1:113 SQ FT)

TRINGHAM HOUSE, DEANSLEIGH ROAD, BOURNEMOUTH, DORSET, BH7 7DT



AN OPPORTUNITY TO OCCUPY A TOP FLOOR SUITE IN **ONE OF THE MOST** PRESTIGIOUS OFFICE BUILDINGS IN THE BCP CONURBATION

**£52,500 PER ANNUM** EXCLUSIVE OF VAT & ALL OUTGOINGS

- Third floor suite
- Approximately 2,268 sq ft
- Impressive communal areas and landscaped grounds
- Lifts
- Electric vehicle charging points
- 20 allocated car-parking spaces plus shared use of visitor spaces in barrier controlled car-park
- Approximately 1km from the A338 Wessex Way





# FIRST IMPRESSIONS **COUNT**

An impressive welcome for you and your clients.

TRINGHAM HOUSE, DEANSLEIGH ROAD, BOURNEMOUTH, DORSET, BH7 7DT

# A **FABULOUS** LOCATION

The property is situated in a prime location, forming part of the Wessex Fields development fronting the A3060 Castle Lane East and opposite Bournemouth Hospital.

## **VERY ACCESSIBLE BY CAR, BUS, TRAIN & PLANE**

- The A338 Wessex Way is approximately 1km from the property which provides communications throughout the conurbation and dual carriageway links to the A31 and M27 beyond
- Bournemouth mainline train station is approximately 5km from the property which provides direct services to London Waterloo, Winchester, Southampton and Poole
- There are regular bus services in the immediate vicinity
- Bournemouth Airport is approximately 5km from the building which provides domestic and international flights

## **CLOSE TO RETAIL AND LEISURE FACILITIES**

The Village Hotel & Leisure Complex, Littledown Leisure Centre and Tesco Extra are all within 700m from the property and Castlepoint Shopping Centre is approximately 2.2km from the property.



# YOUR **NEW** OFFICE

## DESCRIPTION

Tringham House is an impressive four storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and landscaped grounds.

### The third floor suite benefits from the following features:

- Suspended ceilings with inset LED lighting
- Communal shower facilities and bike storage
- Electric vehicle charging points
- High quality finishes throughout
- Feature communal reception area
- 20 allocated car-parking spaces with shared use of the visitor spaces in a barrier controlled car-park

## FLOOR AREA

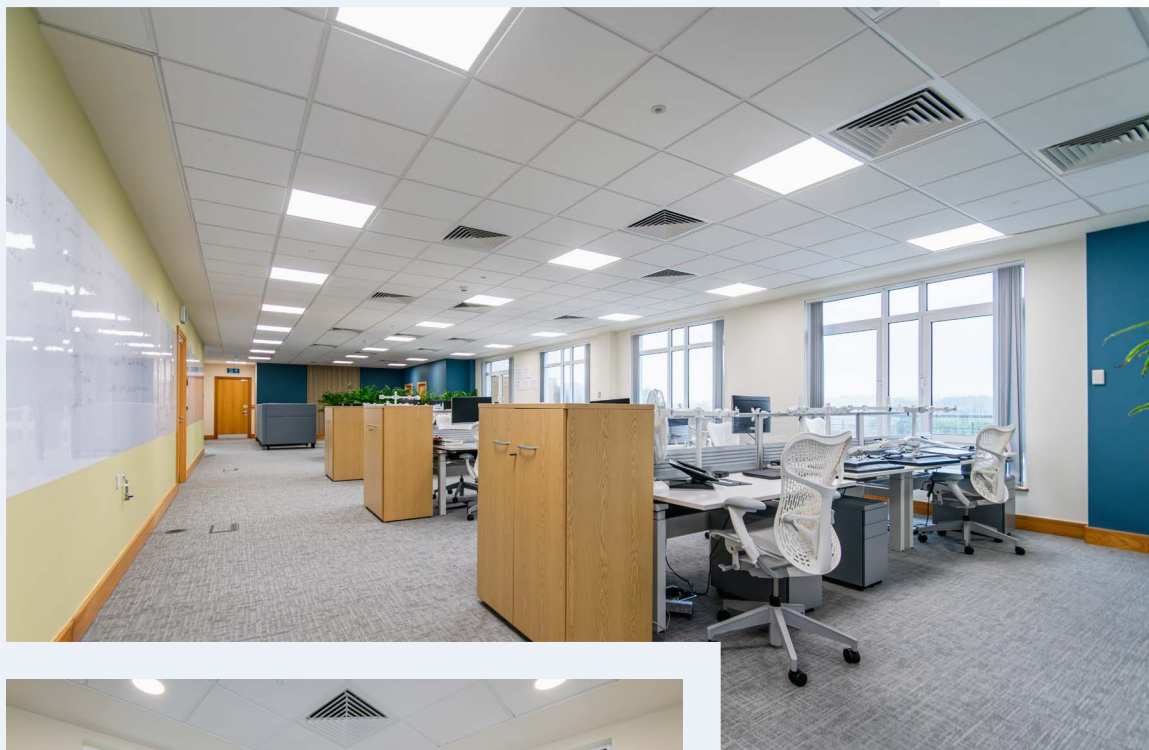
The suite extends to approximately **2,268 sq ft.**  
(floor area scaled off plan and provided by our client)

## TERMS

The suite is available to let by way of a new full repairing and insuring sub-lease expiring 31 December 2032 at a rental of **£52,500 per annum exclusive.**







## 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 assessed.

## EPC RATING

B - 34

## 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

# SUITE 2 3<sup>RD</sup> FLOOR TRINGHAM HOUSE

## VIEWINGS

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



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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.

## IMPORTANT

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed tenant once a letting 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 tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

### 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**.

