



SECOND FLOOR, 80 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8AQ



SUMMARY

- Second floor offices – 4,866 / 5,252 / 10,118 sq ft
- 4 lifts
- Generous reception with impressive communal areas
- Open plan refurbished suites
- Coffee shop with internal and external seating
- Private members gym on the ground floor
- Excellent road communications
- Approximately 450m from Bournemouth's mainline railway station and coach station
- Approximately 1km from Bournemouth town centre
- VAT not currently applicable





IN GOOD
COMPANY...



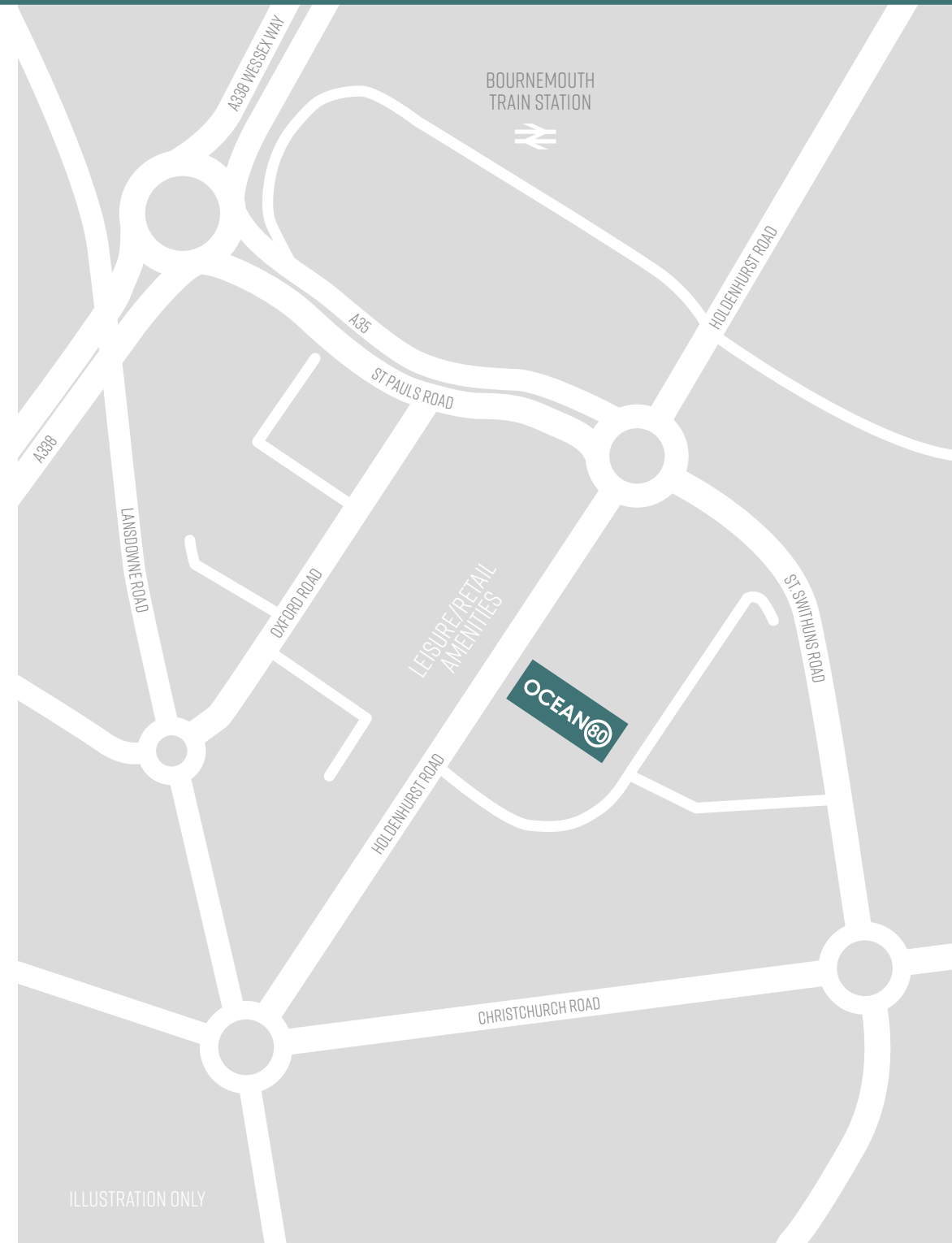
LOCATION

Ocean 80 occupies a prominent location in Lansdowne, the prime office district in Bournemouth.

Bournemouth's transport hub, including coach and railway station, is **approximately 450 metres distant** and provides regular services to **London Waterloo**. The building is also situated on a main bus route. **Access to the A338 is approximately 500 metres distant**, which provides links to the **A35** and **A31**. In the nearby vicinity there are leisure/retail amenities.

Approximate distances from Ocean 80:

A338 Wessex Way	500m
Bournemouth Train Station	450m
Bournemouth Airport	5.2km
BH2 Leisure Complex	1.9km
Bournemouth Beach	1.4km
Bournemouth Town Centre	1.1km







DESCRIPTION

Ocean 80 is a landmark 10 storey office building situated in a highly visible position fronting Holdenhurst Road.

There are impressive communal areas which include a welcoming receptionist with secure access to the building, a café offering a wide range of food and beverages and a private gym which tenants have the opportunity to join.

Access to the floors is by way of stairs and four 12 person passenger lifts and the accommodation is arranged around the central core.

The offices are open plan and have been refurbished to include the following specification:

- Suspended ceilings with inset LED lighting
- Air conditioning and fresh air system
- High quality finishes and redecoration throughout
- New carpet (to be installed)
- Car-parking spaces in a barrier controlled car-park
- Communal male, female and disabled cloakroom
- Electricity vehicle charging points



FLOOR AREAS/RENTS/PARKING

Suite	Sq M	Sq Ft	Rent pax	Car Parking
Suite 1, Second Floor	488	5,252	£120,000	6 spaces
Suite 2, Second Floor	452	4,866	£111,000	6 spaces
Second Floor (whole)	940	10,118	£231,000	12 spaces

The above rentals are exclusive of business rates, service charge, insurance premium, common area utilities, electricity for the suites and all other outgoings.

LEASE

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

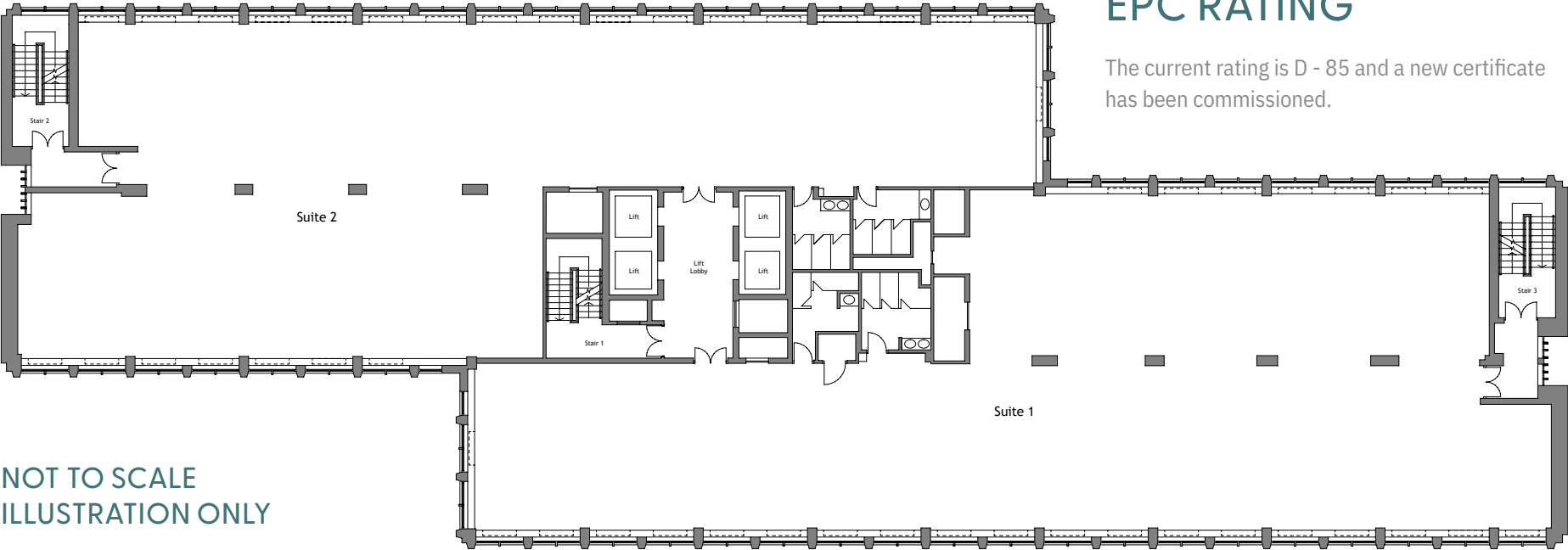
RATEABLE VALUE

The second floor is currently assessed as one hereditament and has a rateable value of £102,000 (from 1.4.23).

The car-parking spaces have separate rateable values.

EPC RATING

The current rating is D - 85 and a new certificate has been commissioned.



NOT TO SCALE
ILLUSTRATION ONLY

SERVICE CHARGE

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

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

07801 734797



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](#).

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.

