

PRIME RESIDENTIAL CONVERSION/DEVELOPMENT OPPORTUNITY  
IN BOURNEMOUTH'S BUSINESS & STUDENT DISTRICT



35 HOLDENHURST ROAD  
BOURNEMOUTH, BH8 8EJ

 manual.issue.grain



# DEVELOPMENT OPPORTUNITY

- Of interest to developers, investors and owner occupiers
- Detached five storey office building
- 108 car parking spaces
- Approximate net internal area - 30,203 sq ft
- Previous prior approval (now expired) to convert the existing building to 66 apartments
- Live planning consent for 252 apartments plus 1,959 ft<sup>2</sup> of Class E commercial
- Freehold with vacant possession
- Potential for additional floors subject to planning
- Excellent transport connectivity
- Site area – approximately 0.47 acres (0.19 hectares)

## PROPOSAL

Telecom House is a consented development opportunity occupying a prime location in central Bournemouth, less than half a mile from the railway station and similar distance from the town's famous beaches.

Holdenhurst Road has been the focus of a substantial amount of development in recent years including M&G's 19 storey 'The Helm' development which adjoins Telecom House and includes 35,000 ft<sup>2</sup> of offices, part let to Barclays and 163 build to rent units. The area is also home to Bournemouth University's Lansdowne campus, Bournemouth & Poole College, office occupiers and a significant number of PBSA developments. The property benefits from a November 2023 planning consent for demolition of the existing office building and redevelopment of the site with a mixed-use building up to 24 storeys and comprising of 252 apartments (Use Class C3) and communal facilities, with commercial floorspace (Use Class E) on the ground floor.




# LOCATION

THE COASTAL RESORT OF BOURNEMOUTH, DORSET IS AN AFFLUENT SOUTH COAST TOWN FAMOUS FOR ITS SEVEN-MILE STRETCH OF AWARD-WINNING SANDY BEACHES AND ITS MILD MICROCLIMATE.

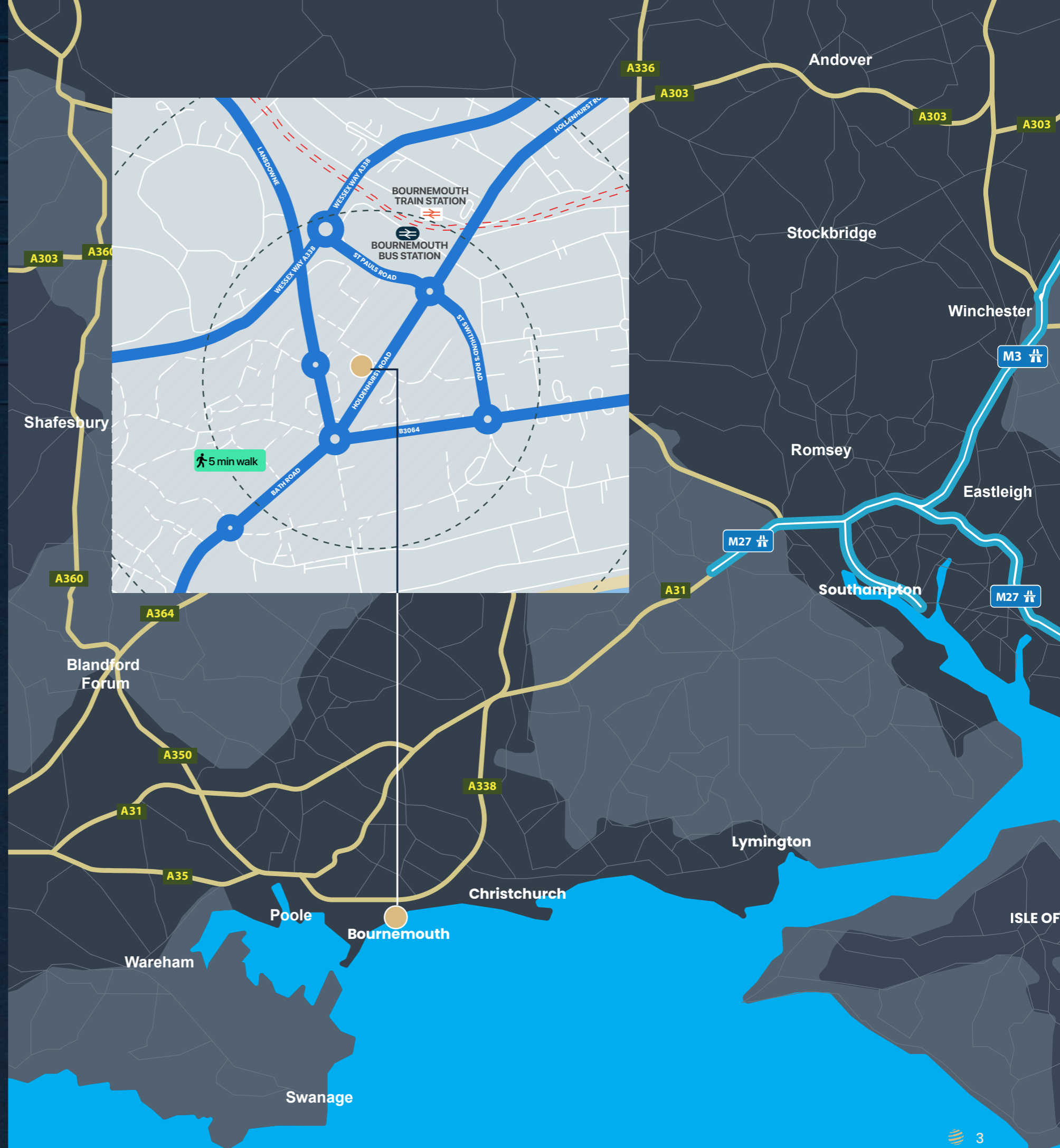
It is a major commercial centre as well as being home to an international airport, two universities, a large teaching hospital and Premier League football team. Local employers include JP Morgan Chase, Vitality, Barclays, Honeywell Aerospace and McCarthy & Stone.

Telecom House occupies a very accessible location on the north side of Holdenhurst Road, approximately 550m from the Wessex Way (A338) which provides dual carriageway links to the A31 and the M27 beyond. The mainline railway station is within 600m and provides a regular service to London Waterloo via Southampton and Winchester.

# CONNECTIVITY

 ROAD	Minutes
Bournemouth Town Centre	3
Poole Town Centre	22
Ringwood	16
Southampton City Centre	43
Winchester	45
London	2h20

 TRAIN	Minutes
Poole	9
Southampton Central	29
Southampton Airport	40
Winchester	46
Basingstoke	1h02
London Waterloo	1h50



# AMENITIES

## Local Business Occupiers

1. Barclays
2. McCarthy & Stone
3. Lester Aldridge
4. 4Com
5. Caspian One
6. Premier Inn

## Restaurants & Eateries

1. Starbucks
2. McDonalds
3. Sprinkles Gelato
4. Subway
5. Dominos
6. O'Neills

## Retail

1. Asda
2. Tesco Express
3. The Co-Operative

## Education

1. University of Bournemouth
2. Arts University Bournemouth (residences)
3. Bournemouth & Poole College

# DESCRIPTION

The existing office building is understood to have been built in the 1980's and occupies a site of 0.489 acre (0.2ha) It provides accommodation over ground and 4 upper floors and has parking for 108 cars. The building is served by two staircases and has been stripped back to shell and core.

There is a small substation compound in the corner of the car park which is held on a lease by SSE Services PLC.

The site is bound by Holdenhurst Road to the east, a parade of established retail units to the south, a 500 bed PBSA property (Purbeck House) to the west and to the north by The Helm.

# CONVERSION

The building has previously benefitted from Prior Approval for conversion from office use to 66 apartments (Class C3) consisting of 25 studio and 41 1-bedroom apartments plus 63 car parking spaces, 2 motorcycle spaces and 66 cycle spaces. Granted in April 2020. This consent has since expired but can be viewed by following this link ([BCP Register](#))

# ACCOMMODATION

FLOOR	SQ M	SQ FT
GROUND	145	1,560
FIRST	665	7,155
SECOND	665	7,160
THIRD	665	7,163
FOURTH	666	7,165
<b>TOTAL</b>	<b>2,806</b>	<b>30,203</b>

The areas quoted are approximate net internal however the building has since been stripped out and so the areas are not to be relied upon. Interested parties should undertake their own survey to confirm.





Computer Generated Imagery



Computer Generated Imagery



Computer Generated Imagery

# REDEVELOPMENT

The site also benefits from planning consent for demolition of the existing office building and redevelopment for a residential led scheme comprising 252 apartments plus a ground floor commercial unit of just under 2,000 ft<sup>2</sup>, provisionally identified as a café but within Class E of the use classes order.

Planning consent for this configuration was secured in April 2025 by way of a Section 73 (Minor Material Amendment) to the original November 2023 redevelopment consent which can be viewed via this link ([BCP Register](#))

# FURTHER INFORMATION



## TENURE/TERMS

The Freehold of the building is being sold with vacant possession upon completion. The building is held under title (DT139859). Unconditional offers are invited for the freehold interest, price on application.

## DATA ROOM

A data room is available to interested parties.

## EPC

D-80

## AML

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

## VAT

We have been informed by our client that the premises are currently elected for VAT.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

For further information or to arrange an appointment to inspect please contact the sole agents.

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