



Office

Poole Road | Westbourne | Bournemouth | BH4 9BA

£495 Per Month

Anglotown 
RESIDENTIAL LETTINGS & SALES

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Nestled on Poole Road in the charming area of Westbourne, Bournemouth, this well-presented office space offers a practical solution for those seeking a professional environment. Spanning 300 square feet, the property is ideal for small businesses or individuals looking for a dedicated workspace.

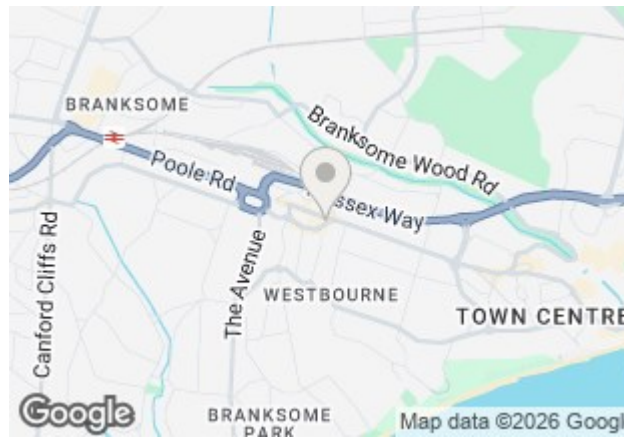
While the office may not boast modern finishes, it is maintained to a high standard, ensuring a comfortable and inviting atmosphere. The space includes essential amenities such as a kitchenette and WC facilities, providing convenience for daily operations.

Importantly, this property falls under the rates threshold, making it an attractive option for budget-conscious tenants. The Energy Performance Certificate (EPC) rating of C indicates that the office is energy efficient, which is beneficial for both the environment and your utility costs.

Please note that there is no parking available with this office, which may be a consideration for those who rely on personal vehicles. However, its prime location in Westbourne offers easy access to local amenities and public transport options.

This office space presents a fantastic opportunity for those looking to establish or expand their business in a vibrant and well-connected area.

- Located in Westbourne
- Lower Ground Floor
- EPC - C
- Available from end of April 2026
- Office Accommodation
- Approximately 300sqft
- Business Rates Relief may apply.
- Kitchenette and WC facilities



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