



**TO LET**

**SELF-CONTAINED OFFICE/RETAIL UNIT IN  
LANDMARK BUILDING WITH MAIN ROAD FRONTAGE**

FINAL UNIT AVAILABLE: 1,186 SQ FT // 110 SQ M

LE PETIT PRINCE PATISSERIE NOW OPEN

GROUND FLOOR

**BOURNEMOUTH  
HOUSE**

17-19 CHRISTCHURCH ROAD  
BOURNEMOUTH, DORSET, BH1 3LH

## SUMMARY

- » Self-contained ground floor office/retail units
- » Prominent landmark building in Bournemouth's premier office district
- » From 1,156 up to 2,342 sq ft
- » Allocated car-parking
- » Very accessible location within 750m of the Wessex Way and Bournemouth train/coach stations



## LOCATION

Bournemouth House occupies a prominent position on the corner of Gervis Road and Christchurch Road in Bournemouth's premier office district, Lansdowne.

The area has many companies in the financial services, digital and service sectors as well as Bournemouth University and Bournemouth & Poole College.

This is a very accessible location being only approximately 700m from the A338 Wessex Way and approximately 750m from Bournemouth train station which provides regular direct services to London Waterloo, Poole, Southampton and Winchester.

- » A338 Wessex Way – 700m
- » Bournemouth Town Centre – 1.5km
- » Bournemouth train station – 750m
- » Clifftop – 550m

Approximate distances from Google maps.

### Retailers/Amenities

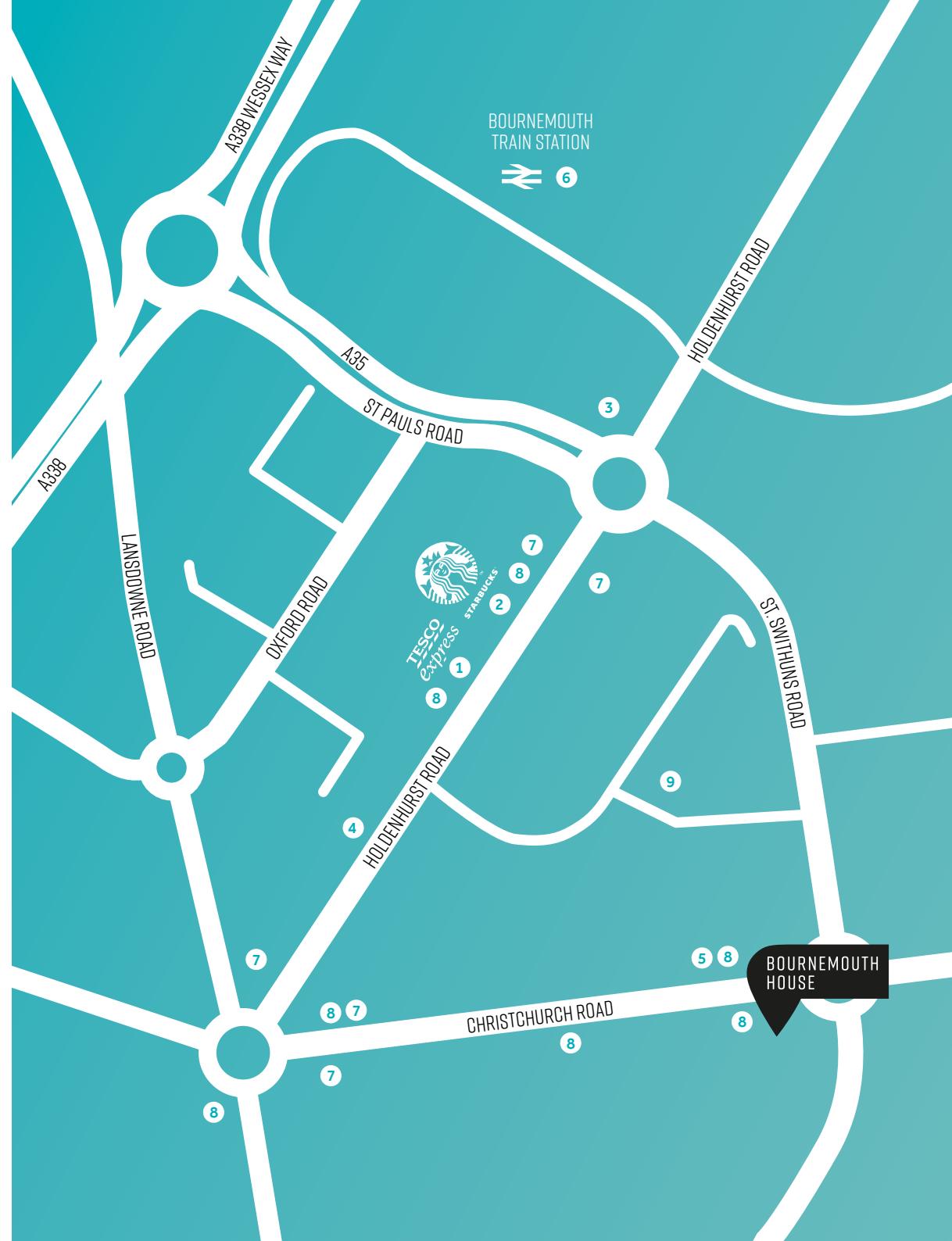
1. Tesco Express
2. Starbucks
3. Asda
4. Subway
5. Premier Inn

### Transport

6. Bournemouth mainline railway & coach station
7. Bus stops
8. Beryl bike stations

**Car Parks**

9. Cotlands Road (420 spaces)





## DESCRIPTION

Bournemouth House occupies a prominent position on the corner of Gervis Road and Christchurch Road in Bournemouth's premier office district, Lansdowne.

The building has been extensively refurbished to provide high quality residential accommodation on the upper floors and 5 self-contained office/retail units on the ground floor.

Office occupiers can benefit from the onsite gym facilities, located within the adjoining residential complex.

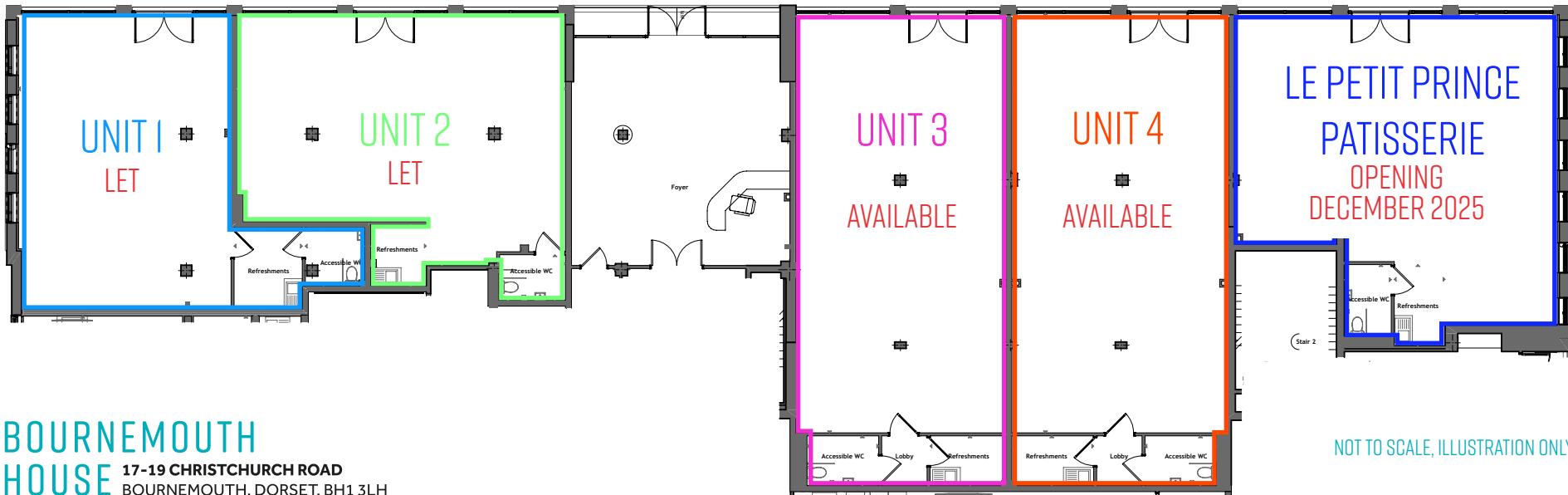
## FLOOR AREAS/RENTS/PARKING

Unit No.	Size sqm	Size sq ft	Rent (per annum exclusive of VAT & all outgoings)	Availability	Car Parking Spaces
1	69	738	-	Let	1
2	87	939	-	Let	1
3	107	1,156	£25,500	Under Offer	1
4	110	1,186	£26,100	Available	1
5	103	1,108	-	Let	1

## CONDITION

The above rents reflect that the units are offered in a shell condition with a cloakroom and a kitchenette.

Our client is willing to undertake a bespoke fit-out for a tenant and the rent would be dependent upon the level of specification.



## LEASE TERMS

The units are available by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

## RATEABLE VALUES

To be assessed.

## EPC RATINGS (SHELL & CORE)

Unit 1: B - 35 // Unit 2: B - 40 // Unit 3: B - 45 // Unit 4: B - 46 // Unit 5: B - 39

## SERVICE CHARGE

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

## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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 purchaser/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.

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.

## 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.

## VIEWING

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



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