



£35,000 P.A

716-718 Christchurch Road, Bournemouth, BH7 6BZ



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## Main Description

A1 & A 2 office usage, also available to rent £35,000 p/a.

Situated within a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. The premises occupy a prominent corner position on Christchurch Road attracting plenty of passing traffic. There is a High Street main entrance and a rear access point from the car park area. The flexible space of over 800 sq ft is offered with two sizeable rooms, kitchen and WC. A particular benefit of these premises are the large windows allowing for sizeable displays and lots of natural light. Each office is predominately open plan with the advantage of air conditioning. The larger of the two areas has corner glass partitioning providing a more private office space.

Outside is a sizeable forecourt providing parking for several vehicles.

## ACCOMMODATION

### Ground Floor

Frontage to Christchurch Road - over 38'

Return frontage - approx 57'

Internal width - 37' 5" max

11' 5" min

Depth 56' 7" min

Net Floor Area - 1,300 sq ft

This area is part partitioned to provide 2 main office areas, private office and good size kitchen and cloakroom / WC.

The premises are fitted out to a very high office standard, including full air conditioning, carpeting throughout and LED lighting.

### Outside

On-site car parking for several cars

MEANS OF DISPOSAL

ENERGY PERFORMANCE CERTIFICATE Assessment - Band C

## Tenure



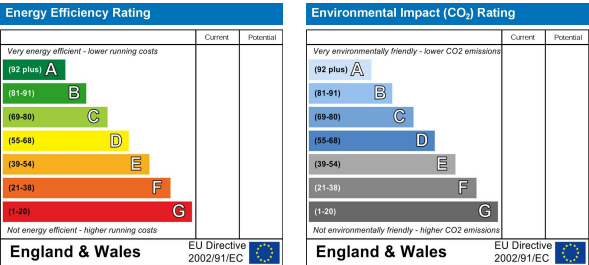
## FEATURES & SPECIFICATIONS

- Prominent Corner Position
- A1& A2 Office Usage
- Well Presented
- Vacant Possession
- Over 800 Square Feet
- Available to Rent For £29,950 per annum.
- Fully Alarmed.
- On-site parking for 7 cars
- Double unit of 1,755 sq ft



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment







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