

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

LANDMARK OFFICE BUILDING TO LET  
**TO BE EXTENSIVELY REFURBISHED**

UP TO 53,548 SQ FT

PRELIMINARY DETAILS



## SUMMARY

- » Landmark office building in Bournemouth's Premier office district
- » 5 storey building
- » To be extensively refurbished to provide Grade A accommodation
- » 48 allocated car-parking spaces (whole building)
- » 50 cycle racks
- » Very accessible location within 1km of the Wessex Way and Bournemouth train station
- » Roof terraces on some of the floors
- » Roof terraces on some of the floors
- » Up to 53,548 sq ft



## 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 services to London Waterloo.

- » A338 Wessex Way – 700m
- » Bournemouth Town Centre – 1km
- » 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
6. Better Gym
7. KFC

### Transport

8. Bournemouth mainline railway & coach station
9. Bus stops
10. Beryl bike stations

### Car Parks

11. Cotlands Road (420 spaces)

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## DESCRIPTION

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

The new owners, Ameriscot Commercial, are proposing to extensively refurbish the building to provide Grade A accommodation and the outline specification is as follows:-

- » New glazing
- » LED lighting and suspended ceilings
- » Air conditioning
- » Impressive communal areas
- » Roof terraces on some of the floors
- » 50 cycle racks
- » Café/collaborative space
- » 48 car-parking spaces

## MODULES AVAILABLE

Initially, our client is seeking interest from occupiers requiring **20,000 sq ft** or greater.

## FLOOR AREAS

|                             | sq m  | sq ft  | <a href="#">view floor plan</a> |
|-----------------------------|-------|--------|---------------------------------|
| <b>Ground floor</b>         |       |        |                                 |
| Café/collaborative area     | 258   | 2,724  |                                 |
| Offices                     | 937   | 10,088 |                                 |
| <b>First floor offices</b>  | 1,165 | 12,538 |                                 |
| <b>Second floor offices</b> | 1,059 | 11,424 |                                 |
| <b>Third floor offices</b>  | 1,062 | 11,450 |                                 |
| <b>Fourth floor offices</b> | 374   | 4,024  |                                 |



CGI - ILLUSTRATION ONLY

## RENT

**£21 per sq ft** exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

## LEASE TERMS

The accommodation is available by way of new full repairing and insuring leases incorporating upward only open market rent reviews.

## RATEABLE VALUE

£495,000 (from 1.4.17)

## EPC RATING

The existing EPC rating (pre-refurbishment) is C 52.

## SERVICE CHARGE

In the event that the property is let to multiple tenants, a service charge will be payable in respect of the upkeep, management and maintenance of the external and common parts of the premises. 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.

## 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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## LANSDOWNNE OCCUPIERS



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## 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.

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