

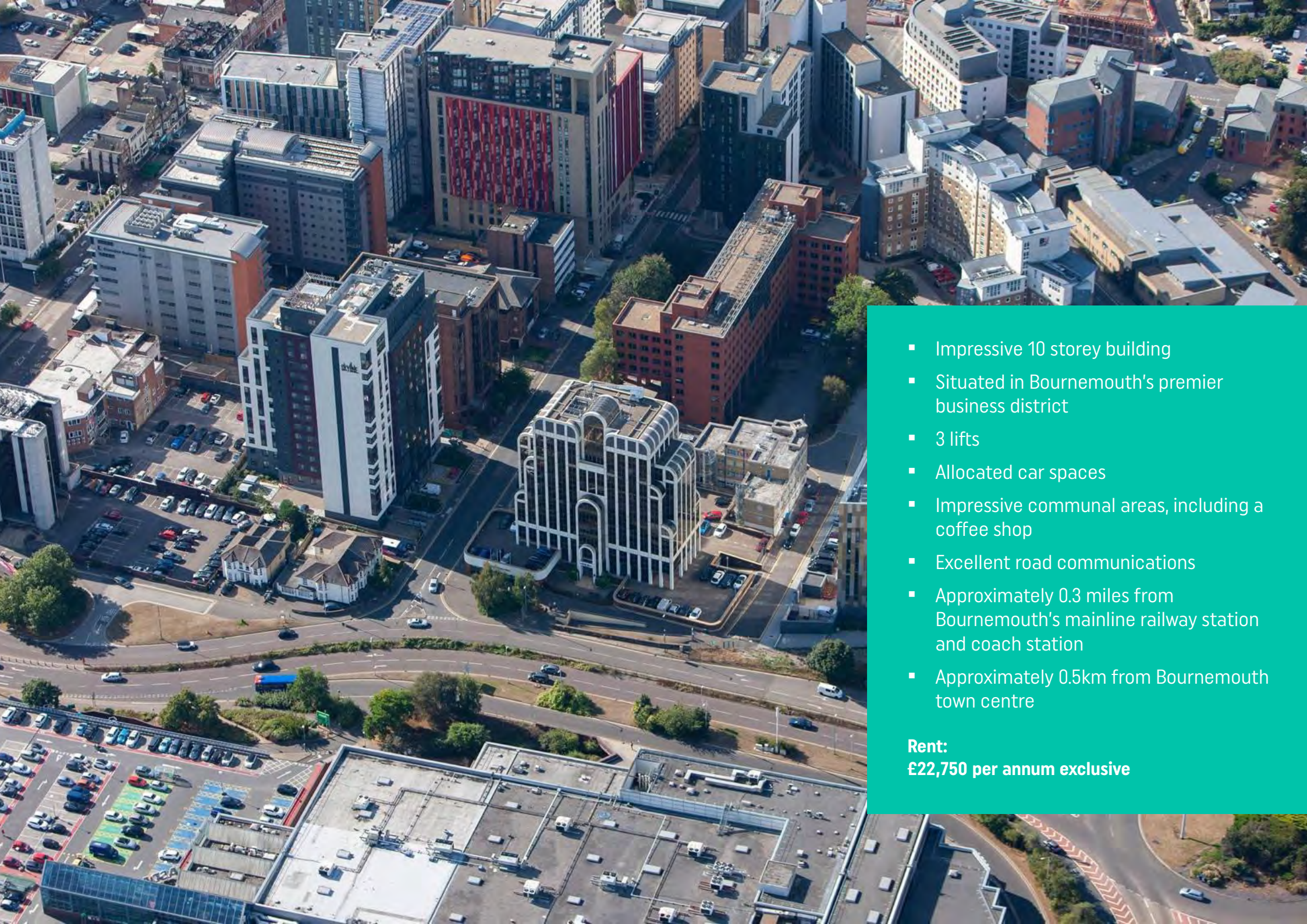


26-32 Oxford Road. Bournemouth, Dorset, BH8 8EZ

To Let

Offices In Landmark Building located
in Bournemouth's Premier Business District

1,083 sq ft // 101 sq m



- Impressive 10 storey building
- Situated in Bournemouth's premier business district
- 3 lifts
- Allocated car spaces
- Impressive communal areas, including a coffee shop
- Excellent road communications
- Approximately 0.3 miles from Bournemouth's mainline railway station and coach station
- Approximately 0.5km from Bournemouth town centre

Rent:
£22,750 per annum exclusive

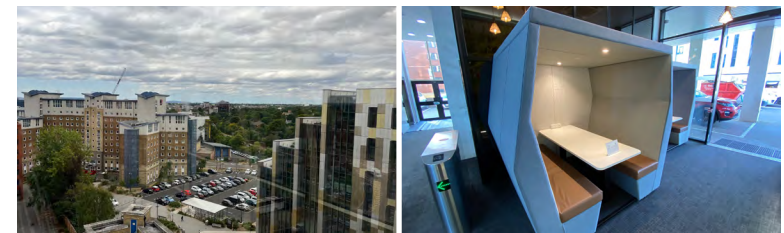


Location

Avalon occupies a **prominent** corner position on Oxford Road within the prime office district of Lansdowne.

Bournemouth's Transport Hub, including coach station and railway station, is approximately **0.3 miles** distant and provides regular services to London Waterloo. The building is also situated 0.1 miles distant from Holdenhurst Road which is a main bus route.

It benefits from **excellent** access to the A338 Wessex Way which links to the A31 and M27 and beyond.





Description

Avalon is a landmark 10 storey office building. It is a gateway building of iconic design and offers many attractive features to its business occupiers. It has a large and impressive reception area with plenty of relaxed seating together with a café with a hot and cold offering. The landlord has also created meeting pods for those informal occasions when you want to meet outside of the office environment. There is also a four person meeting room which is free to use and a relaxation room.

Access to the floors is either via the 3 passenger lifts or stairs. Male and female wc facilities are located on each floor and there are showers on the lower ground floor. The offices benefit from fantastic natural daylight and enjoy good views. Suites have their own kitchen with integrated fridge and dishwasher. Security is controlled via an access system with proximity card.

The building also has a back-up generator.

Specification

The suite is open plan and benefits from the following specification:

- Kitchenette
- Raised access floor
- Perimeter heating/cooling
- Suspended ceiling
- Lighting
- Carpets



Accommodation

Suite	Size sq ft	Size sq m	Rent pax	Parking	Rateable Value
Suite B 8 th Floor	1,083	101	£22,750	3	£11,500 From (1.4.17) Parking £1,800 (from 1.4.17)

The above rents are exclusive of business rates, service charge and insurance premium and all other outgoings.

The landlord is able to offer the suites on a CAT A+ basis, whereby the suite is let on a fully furnished and fitted out specification.

Lease

The suite is available by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building. Interested parties are advised to make further enquiries.

EPC Rating

B - 36

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.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings

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



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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.



