

# Sixth Floor Offices

## HERON HOUSE

Christchurch Road, Bournemouth

### TO LET

4,150 sq ft (385.7 sq m)

- AIR CONDITIONING
- CENTRAL LOCATION
- MANNED RECEPTION
- CAR PARK SPACES
- OPEN PLAN
- SUSPENDED CEILING
- CATEGORY II LIGHTING
- LIFTS
- DDA COMPLIANT



#### LOCATION

Heron House is situated in Bournemouth's premier office centre within close proximity to the main Bournemouth Station which has Intercity links to many parts of the country and a 100 minute regular service to London, Waterloo. The property is situated approximately 100 metres from the dual carriageway inner relief road which leads directly to the dual carriageway/motorway links east and to London.

#### DESCRIPTION

The sixth floor of this modern multi-storey office provides modern air conditioned, open-plan office accommodation with the benefit of a secure manned reception and covered car parking.

#### LEASE

The premises are available on a new Full Repairing and Insuring Lease. Rent on application. Further details on request.

#### SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the common parts and the exterior of the building.

#### RATES

Rateable Value £49,750



Typical floor

#### VIEWING

Strictly by appointment through sole agents.



**NETTLESHIP SAWYER**

**Tel: 01202 556491**  
**Fax: 01202 555408**  
[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)

#### Misrepresentation Act

These particulars are intended only as a guide to prospective Purchasers or Lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors or Lessors are to be or become under liability or claim in respect of their contents. In the event of the Agents supplying any further information or expressing their opinion to the prospective Purchaser or Lessee whether oral or in writing such information or opinion must be treated as given on the same basis as these particulars.