

## TO LET

### CENTRALLY LOCATED OFFICE ACCOMMODATION

6 DEAN PARK CRESCENT  
BOURNEMOUTH  
BH1 1HL

1,855 to 3,881 sq ft  
(172.3 – 360.5 m<sup>2</sup>)

(+ optional basement storage  
of 285 sq ft (26.4 m<sup>2</sup>))



Reference: 2310d/JEL

## LOCATION

The accommodation is strategically located in a busy office location opposite Horseshoe Common, close to the junction of Richmond Hill Way (A338), approximately half a mile from The Square and The Lansdowne.

## ACCOMMODATION

The specification of the building includes:-

- ❖ Lift
- ❖ Central heating
- ❖ Suspended ceilings with recessed lighting
- ❖ Carpets
- ❖ On-site parking
- ❖ Male & female WC/wash facilities

## TENURE

Each suite is available on a new lease, drawn on full repairing and insuring terms by way of a service charge. The length of the lease will be determined by negotiation and will incorporate regular, upward-only rent reviews.

Ground Floor 2,026 sq ft (188.2 m<sup>2</sup>)- **£20,260 pa exclusive** including 4 car spaces

First Floor 1,855 sq ft (172.3 m<sup>2</sup>)- **£18,550 pa exclusive** including 4 car spaces

### Agents Note

Basement storage accommodation of 285 sq ft is also available at a rental of £1,500 per annum exclusive.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Values (1 April 2017)

Ground Floor £16,750 (RV £2,400 for car parking spaces)

First Floor £15,250 (RV £2,400 for car parking spaces)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Ground floor Band D (80).

Assessment – First floor Band D (88)

The full EPC and recommendations report are available on request.

## LEGAL COSTS

An ingoing tenant will be required to contribute towards landlord's legal costs incurred in preparing a lease.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-

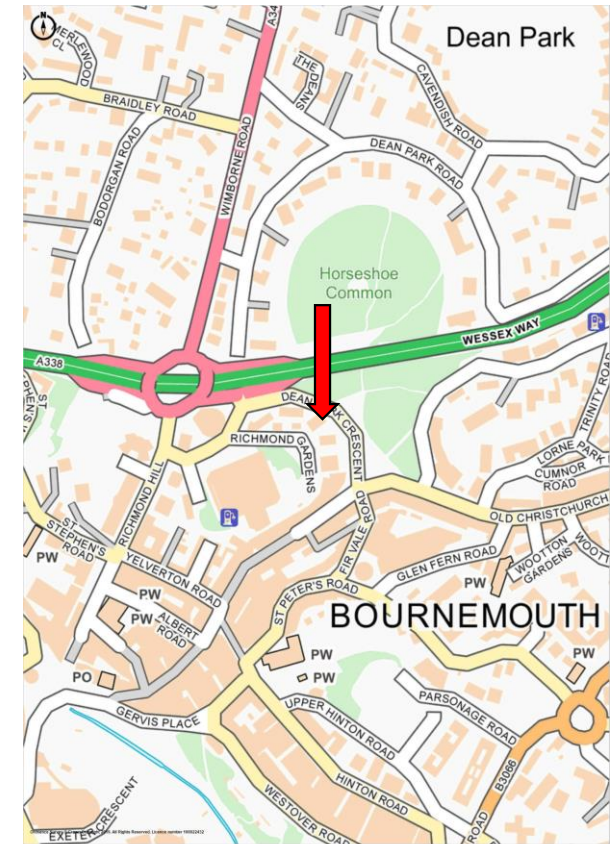


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