NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

TOWN CENTRE OFFICES

Second & Third Floors
27/31 Old Christchurch Road
Bournemouth
BH1 1DS

1,215 sq ft (113 m^2) / 859 sq ft (79 m^2)

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The premises are located in a near prime location in Bournemouth town centre. The location in Old Christchurch Road is a popular pedestrian walkway through to The Square and The Gardens. The offices are near many popular high street shops with the likes of McDonalds, Lush, Goldsmiths and W H Smiths in the near proximity.

ACCOMMODATION

The office suites are on the second and third floors and have shared access from Post Office Road.

The accommodation is arranged as follows:-

Second Floor	1,215 sq ft	(113 m²)
Third Floor	859 sq ft	(79 m²)

TENURE

The premises are available to let on a new full repairing and insuring leases for terms to be agreed incorporating periodic upward only rent reviews.

RENT

Second Floor	**£12,000** per annum exclusive
Third Floor	**£ 8,500** per annum exclusive

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

SERVICES

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

SERVICE CHARGE

There is a service charge in relation to annual insurance, and to maintain fire safety and security standards, plus a monthly upkeep visit. More details available from the landlord.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

BUSINESS RATES (source: www.voa.gov)

Rateable Values:

Second Floor	£7,600 (1 April 2017)
Third Floor	£5,100 (1 April 2017)

ENERGY PERFORMANCE CERTIFICATE

Awaiting details

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 agents:-

Contact – Joe Lee
joe@nettsawyer.co.uk / 01202 550233

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