

TO LET

CENTRALLY LOCATED OFFICE SUITES

3 Lorne Park Road
Bournemouth
BH1 1LD

***AVAILABLE ON FLEXIBLE
LICENCE AGREEMENT***



LOCATION

Lorne Park Road is situated parallel to Old Christchurch Road with access from Old Christchurch Road adjacent to the Trinity office development within a short walk of the town centre, the Lansdowne and mainline rail station.

There are 4 offices suites on the ground floor all with heating, power, alarm, shared kitchen and lighting.

TERMS

| Suite | Size | Price |
|-------|-----------|-------------------------|
| D | 207 sq ft | £500 per calendar month |

A car parking space is available for each suite at an additional rent of **£50 per calendar month**.

Our client is seeking to let the accommodation by way of a 12 month Licence. The incoming tenants will be expected to pay one month's rent as a deposit together with one month's rent payable in advance.

The rent will cover all tenants' costs including rent, rates, light, power, heating and cleaning of common parts excluding telephone and broadband charges.



SERVICES

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

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (65).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective 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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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.