

HIGH QUALITY OFFICE SUITES TO LET

**Pine Court Business Centre
36 Gervis Road
Bournemouth BH1 3DH**

(INCENTIVES AVAILABLE)

- ◆ Offices from £275 per month plus VAT
- ◆ All inclusive competitive rates
- ◆ Parking
- ◆ Meeting rooms and kitchen
- ◆ 5 minutes walk to the Lansdowne
- ◆ 10 minutes walk to Bournemouth town centre
- ◆ High quality internal finishes
- ◆ CCTV and full security to building 'out of hours'



LOCATION

The offices are situated between the top of Bath Hill and the Lansdowne close to the East Cliff. This section of Gervis Road comprises mainly commercial, educational and leisure properties. Pine Court is the main building of a small office complex within very easy walking distance of the town centre, the railway station and the sea front.

DESCRIPTION

Built in the early part of the 20th century, originally for residential use but converted during the First World War to a hospital and in the 1960s became the headquarters of the Property Services Agency. The main building and annex have been refurbished to a good standard and provides excellent office accommodation. The property is linked to the rear annex which thus provides lift access to all floors.

Features include:-

- ❖ Unlimited use of kitchen facilities
- ❖ Telephones and internet access provided (Internet £30 plus VAT per month, outgoing telephone calls at 0.199p per minute and national calls at 0.299p per minute. Mobile calls £0.117p per minute).
- ❖ Meeting room available for booking at £10 per hour, £30 per ½ day, £50 per day
- ❖ Large car park to front with additional metered street parking
- ❖ Lifts to all floors
- ❖ Car parking spaces available at £500 pa.
- ❖ Use of reception and interview room for informal / small meetings at no cost.

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 PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BI SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLI

TENURE

The individual offices are being offered on a 3 year lease with either party able to give one months written notice to terminate the agreement at any time after the first six months of the term.

RENT

Payable monthly in advance. Please see attached schedule for quoted rentals and current availability. VAT will be charged.

INCENTIVES

Incentives will be made available, subject to lease terms and status.

DEPOSIT

A deposit, equivalent to one months rental, is payable on completion.

LEGAL COSTS

An administration fee of £150 plus VAT is payable in advance to cover costs of producing the lease and obtaining references.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (73).

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:-



Steve Chiari
stevec@nettsawyer.co.uk
Tel: 01202 550245



Availability – April 2024

<u>Lower Ground Floor</u>	<u>Area Sq Ft</u>	<u>Monthly Rent plus VAT</u>	<u>Car Parking</u>	<u>Availability</u>
Suite 1	945	£1,600 pcm	3	Let
Suite 2	391	£825 pcm	1	Let
Suite 3	302	£650 pcm	1	Let
Suite 4	400	£875 pcm	2	Let
<u>Ground Floor front</u>				
Suite 5	391	£990 pcm	2	AVAILABLE
Suite 6	298	£770 pcm	1	Let
Suite 7	407	£990 pcm	2	Let
Suite 8	266	£640 pcm	1	Let
Suite 9	414	£990 pcm	1	Let
<u>Ground Floor Rear</u>				
<u>Unit 3</u>				
Suite 3b	314	£670pcm		Let
Suite 3c	152	£330pcm		Let
Suite 3d	157	£330pcm		Let
Suite 3e	146	£340pcm		AVAILABLE
Suite 3f	111	£275pcm		Let
			Parking available at £500pa extra per space	

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<u>First Floor Rear</u>				
Suite 4	442	£1100 pcm	To include 2 car spaces	Let
Suite 4a	117	£275 pcm		Let
Suite 4b	228	£535 pcm		Let
Suite 4c	115	£275 pcm		Let
Suite 4d	166	£380 pcm		Let
Suite 4e	165	£350 pcm		Let
Suite 4g	115	£275 pcm		Let
			Parking available at £500pa extra per space	

First Floor Front				
Suite 10	395	£990 pcm	2	AVAILABLE
Suite 11	301	£770 pcm	1	Let
Suite 12	409	£990 pcm	2	Let
Suite 12a	265	£640 pcm	1	Let
Suite 14	135	£310 pcm	-	AVAILABLE
Suite 15	229	£525 pcm	-	Let
Suite 16	186	£450 pcm	1	Let
Suite 17	121	£420 pcm	1	Let
Suite 18	258	£690 pcm	1	Let
QUOTED FIGURES INCLUDE RENT, RATES, SERVICE CHARGE, HEATING, POWER & WATER. VAT IS PAYABLE ON ALL CHARGES AT THE PREVAILING RATE				

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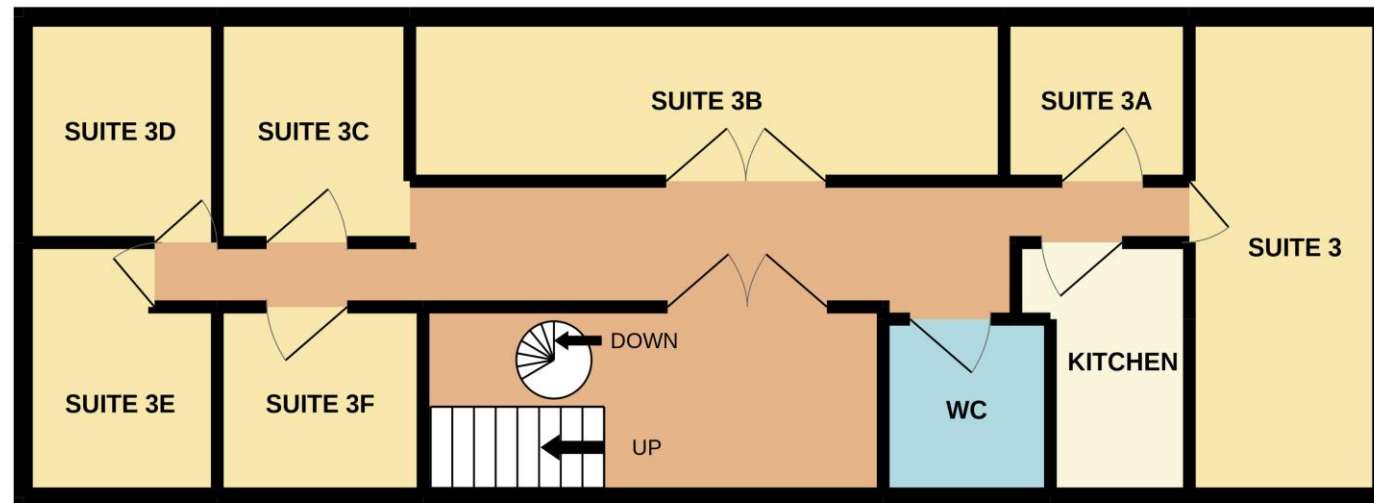


Promap v2
LANDMARK INFORMATION

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR

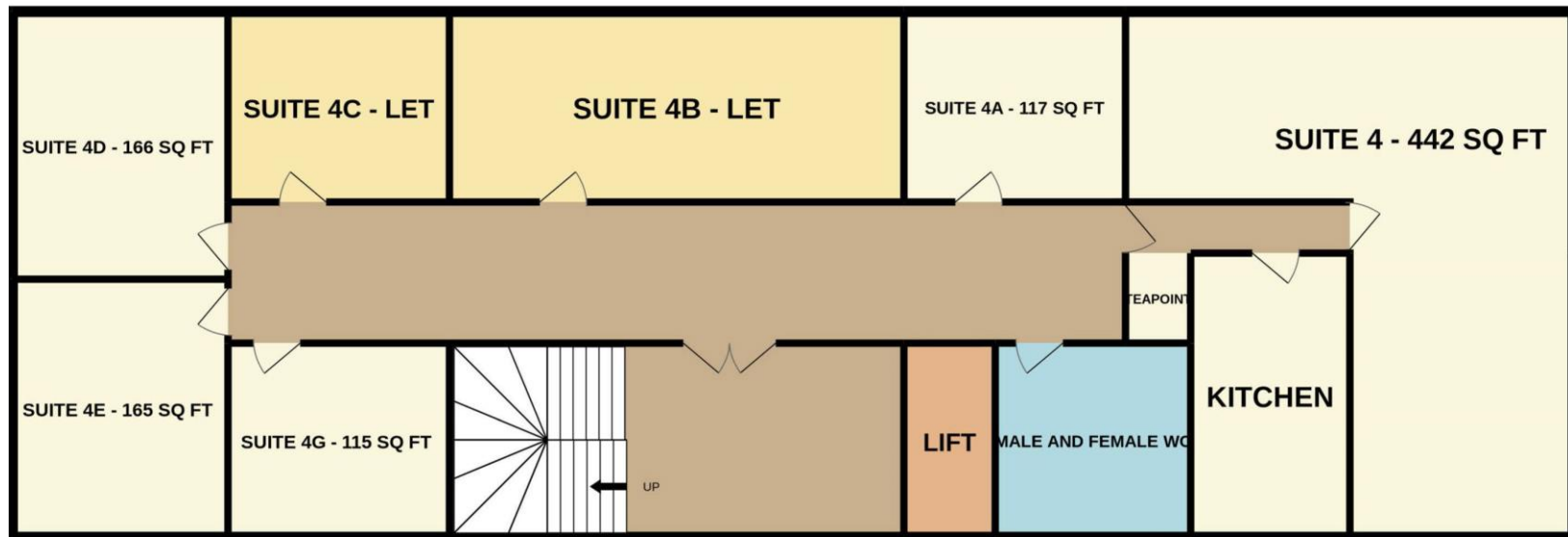


Illustration only

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