NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Bournemouth Town Centre
Offices – 456 sq ft – 1,395 sq ft

2 Stratfield Saye
20 Wellington Road
Bournemouth, BH8 8JN

- Popular town centre location adjacent Train Station / Travel Interchange and Wessex Way
- Good quality offices
- Available per floor (fully inclusive) or whole building (standard commercial lease)
- Each floor – 465 sq ft
  Whole building – 1,395 sq ft
- 5 car spaces
- Fitted kitchens
- All self-contained units
- Rents
  Whole - £27,000pa exclusive or
  Per floor- £1,180pcm + £200pcm service charge





01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

Stratfield Saye is a modern development of 8 office buildings conveniently situated in Wellington Road, immediately adjacent to Bournemouth Railway Station, the main Royal Mail Sorting Office and Parkway Retail Park with a Lidl Supermarket and on the periphery of Bournemouth's Commercial District at the Lansdowne.

The main A338 Wessex Way is only a minute's drive away and provides excellent communication to the motorway network via the A31, M27 and M3.

Unit 2 is end terrace and sits at the entrance to the development.

ACCOMMODATION

Each floor is totally self-contained with a main communal entrance and includes the following:-

- Porta phone entry system
- Gas central heating
- Comms / Broadband points
- Double glazing throughout
- Suspended ceilings with inset lighting
- Disabled WC to the ground floor
- Fitted kitchens
- Fully carpeted

RENTS

Per floor – 465 sq ft each - £1,180 pcm plus service charge of £200pcm to cover utilities, repairs, decorations, cleaning of common parts and buildings insurance (excludes broadband / telephone) Flexible terms.

Or

The whole building – 1,395 sq ft

Available on a standard full repairing and insuring lease, terms to be agreed at a commencing rent of £27,000pax

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value

Ground floor – £6,300

First and second floors and building as a whole to be separately assessed.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

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 Sole Agents, Nettleship Sawyer

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

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

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed HERE

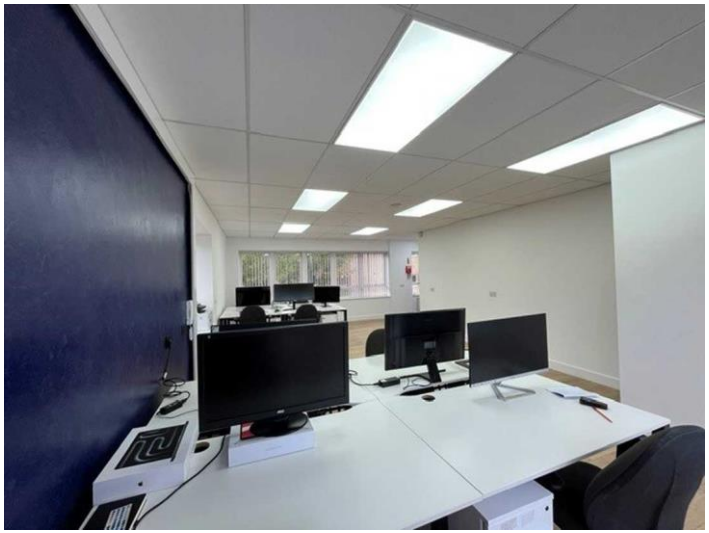
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.

Reference: 2891/SGC

NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants













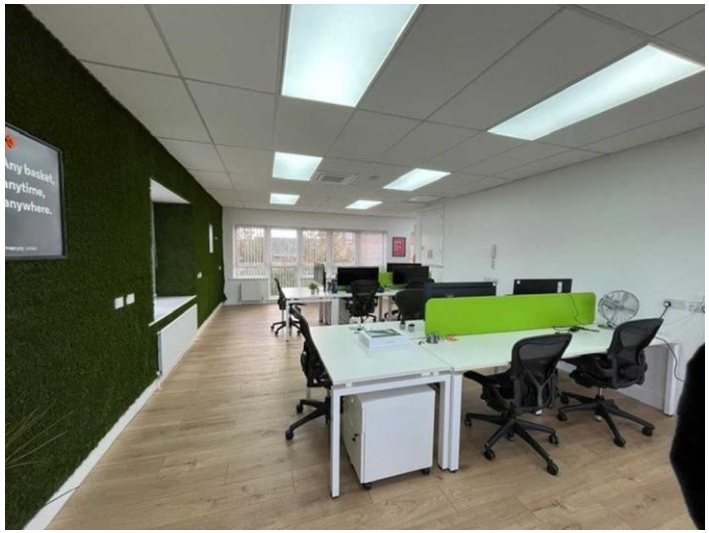
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.

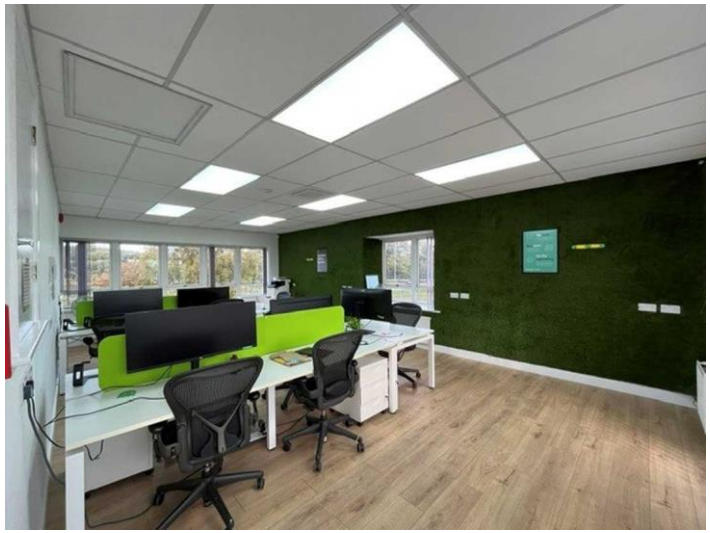
Reference: 2891/SGC

NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants













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, UTILILTIES 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.