



For Sale/To Let

Modern Office Accommodation
In Bournemouth's Business District

5,900 - 13,969 sq ft

8-10 Christchurch Rd, Bournemouth, BH1 3NA



The Chocolate Box is one of Bournemouth's landmark office buildings.

It offers distinctive space for modern businesses in a prominent location.

- Floors available individually or in combination
- Passenger lifts serving all floors
- Up to 20 allocated on-site parking spaces
- Cladding has been recently replaced to new standard, excluding block A
- Prominent position in Lansdowne
- Excellent connectivity by road and public transport



Designed to *adapt.*

Whether used for meetings, creative thinking, shared working or staff amenity space, the layout offers real flexibility.

Situated in the heart of Lansdowne, just an 8 minute walk to the beach

Approximate travel time sourced from google maps

Bournemouth Beach

Bournemouth Pier

bic
Bournemouth
International
Centre

Hilton



Nationwide

Vitality

Box
THE CHOCOLATE

BU Bournemouth
University

Regus

astute
.com

BARCLAYS

Lester
Aldridge

BU Bournemouth
University

Premier Inn

Handelsbanken

Cotlands Road
Car Park

Bournemouth
Travel Interchange

Bournemouth
Railway Station

Prime location and very accessible via car, bus and train.

- The site occupies a prominent position fronting Christchurch Road in the Lansdowne district, approximately 950m from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond.
- The Lansdowne district, which has witnessed a surge in development activity over the recent years, is home to many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College.
- Bournemouth mainline railway/coach stations and award winning beach are approximately 750m (11 minute walk) and 850m (11 minute walk) from the site respectively.

BY CAR

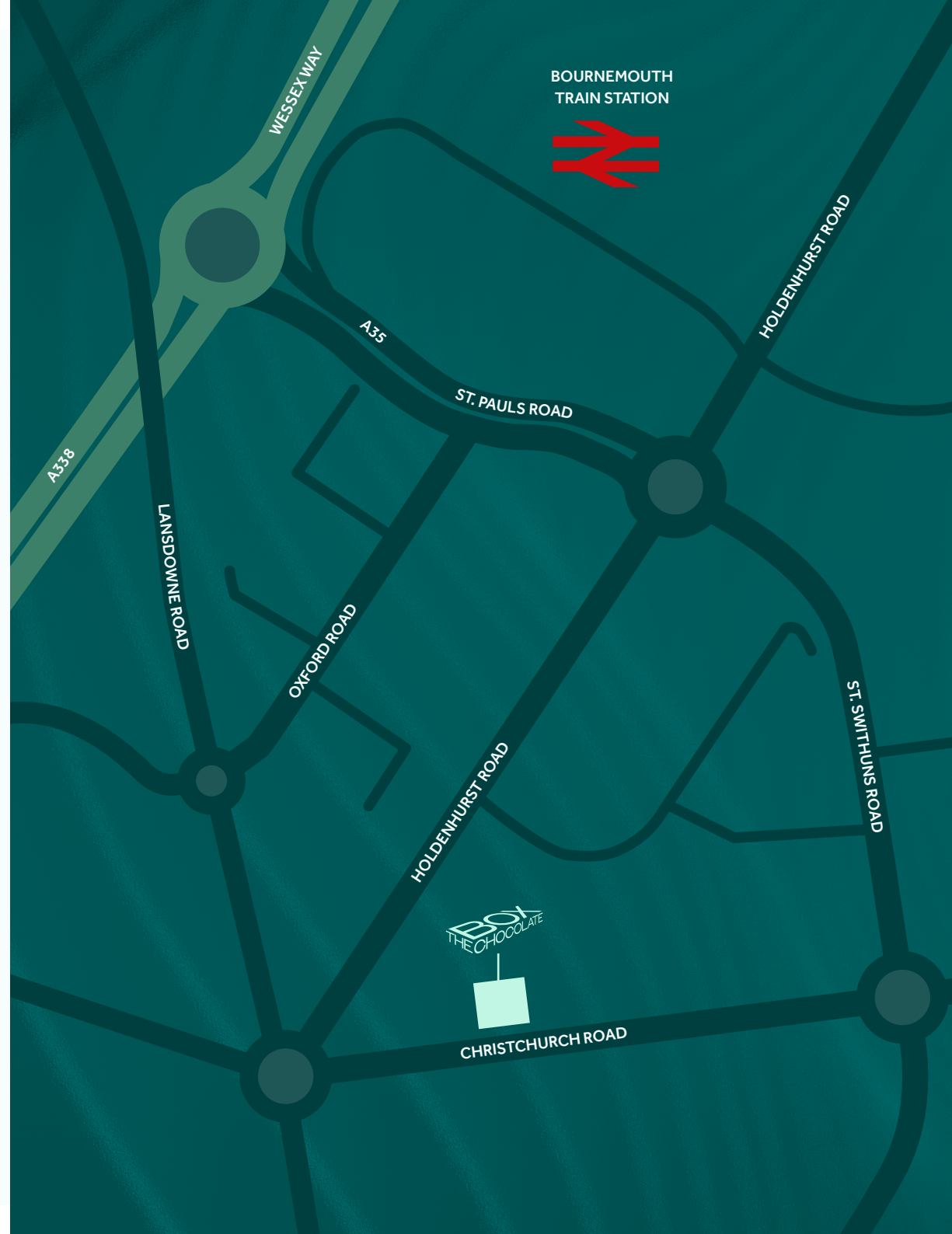
- Southampton 32 miles
- Bristol 76 miles
- Exeter 84 miles
- London 105 miles

BY TRAIN

- Poole 9 minutes
- Southampton 28 minutes
- London Waterloo 1 hour 45 minutes
- Bristol Temple Meads 2 hours 30 minutes

BY PLANE

Bournemouth Airport is approximately 5 miles from the site which provides domestic and international flights.



Description

The Chocolate Box is a 10-storey former office block, and the upper floors have been transformed into 54 apartments. The communal reception area leads to the core where there are two lifts leading to all of the floors.

Externally, there is a two-story car park to the rear accessed via Christchurch Road.

Specification

- Open plan areas and individual offices.
- Carpeted
- Suspended ceiling
- Key fob access system
- Kitchenette on both floors
- WCs and showers facilities
- Air conditioning
- LED lighting
- Up to 20 allocated parking spaces.



Accommodation/Rents/Prices

Suite	sq m	sq ft	Rent	Price
1st Floor	548	5,900	£94,400	£1.04m
2nd Floor	750	8,069	£129,000	£1.42m
Total	1,298	13,969	£223,400	£2.46m

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

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Tenure

Lease

The floors area available to let by way of a new full repairing and insuring lease, incorporating upward only open market rent reviews.

Or

Virtual Freehold

By way of a remainder of a 999-year lease from 2015, subject to a peppercorn rent.





Rateable Values

To be assessed

EPC Rating

First Floor D - 81
Second Floor D - 79

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transactions.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

Viewings

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



Joshua Adamson

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07500 894599

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

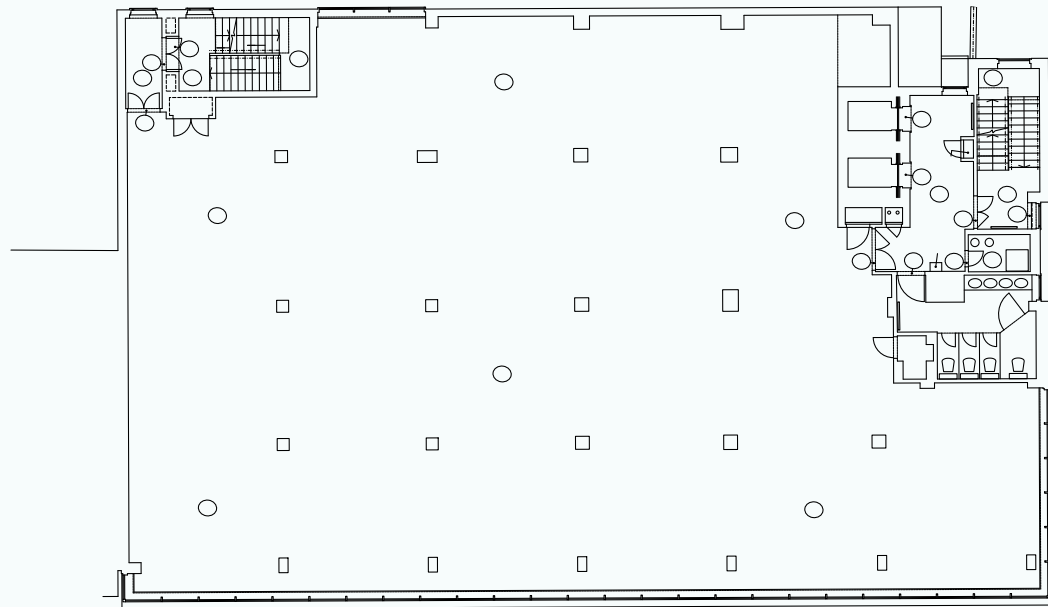
IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

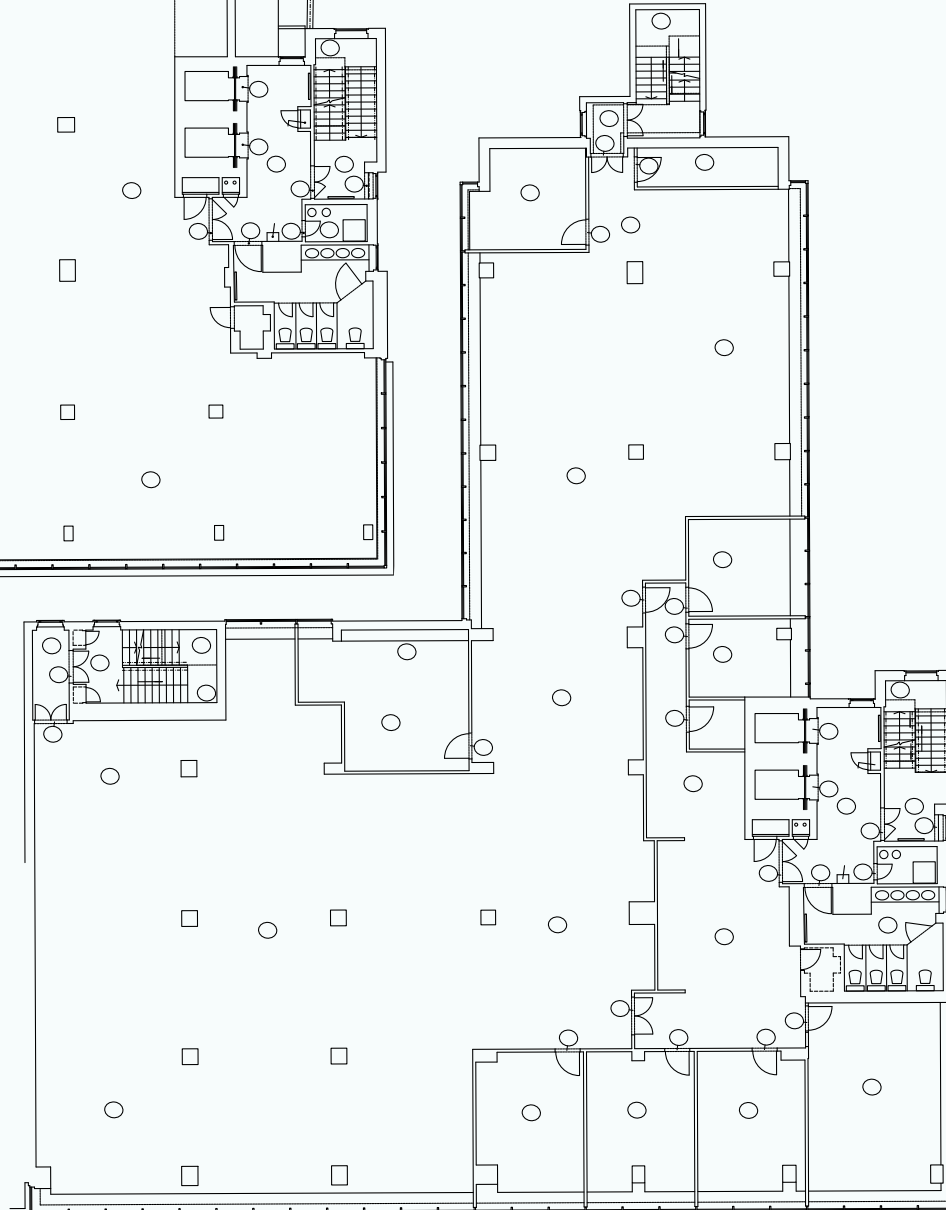
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



1st Floor

BOX
THE CHOCOLATE



2nd Floor

Not to scale, illustration only.