



TELEPHONE HOUSE

18 Christchurch Road, Bournemouth, BH1 3NE

**MODERN OFFICE SUITES IN ONE OF
BOURNEMOUTH'S PRINCIPAL OFFICE BUILDINGS**

SUITES RANGING FROM
109 SQ M (1,178 SQ FT) UP TO 410 SQ M (4,417 SQ FT)
(LARGER MODULES AVAILABLE BY WAY OF COMBINATIONS OF SUITES)

ALLOCATED CAR-PARKING

Summary

- Suites ranging from 1,178 sq ft up to 4,417 sq ft (larger modules available by way of combinations of suites)
- Convenient location with excellent transport connectivity
- Impressive communal areas including a roof terrace
- Allocated car-parking
- Lifts
- Air conditioning
- Bicycle racks



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

Approximate travel time sourced from google maps



Bournemouth Pier

Bournemouth Beach

Hilton

bic Bournemouth International Centre

bh2

Nationwide

Vitality

BU Bournemouth University

Regus

astute.com

TELEPHONE HOUSE

BARCLAYS

Lester Aldridge

BU Bournemouth University

Premier Inn

Cotlands Road Car Park

Handelsbanken

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

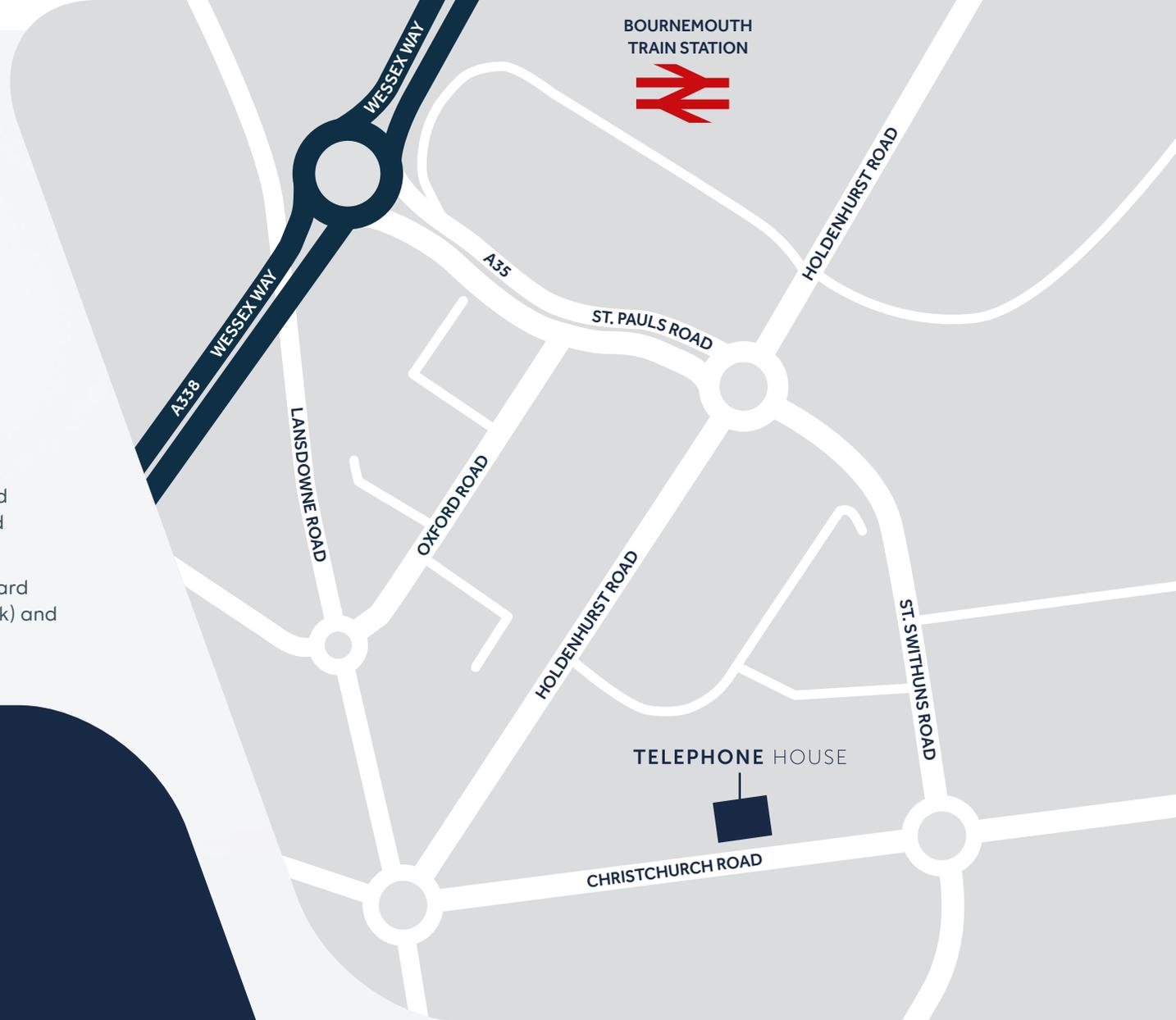
- Southampton 32 miles
- Bristol 76 miles
- Exeter 84 miles
- London 105 miles

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.



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Description

Telephone House is a detached five storey office building providing high quality suites. There is an impressive communal reception area leading to the core where there are communal cloakroom facilities and two lifts providing access to all of the floors.

Externally, there is a car-park to the rear and side of the building which is accessed from Christchurch Road and the exit leads onto York Road.

Specification

- Air conditioning
- Carpets/wooden flooring
- Suspended ceilings with inset lighting
- Communal male, female and disabled cloakroom facilities
- Communal bicycle racks
- Communal roof terrace
- Kitchenette facilities



Availability

Suite	Size sq ft	Rent pax	Car Parking Spaces	Availability
Ground Floor South	1,685	£30,330	3	Available
Ground Floor North	3,240	£55,080	4	Available
First Floor North (2)	1,178	£21,200	2	Under Offer
First Floor North (3 & 4)	1,421	£25,500	2	Available
Fourth Floor North	4,417	£75,000	6	Available

The above rental are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

The perfect amenity area for
client/staff events, informal
meetings, or a quiet break in
your busy day

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Leases

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

Rateable Values

Please contact the agents for further details.

EPC Rating

C - 57

Service Charge

A service charge is payable in respect of the maintenance, repair and upkeep of the common parts within the building. 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.



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Joseph Holderness 07879 435387
joseph.holderness@goadsby.com



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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.