

TO LET

SELF-CONTAINED OFFICE/RETAIL UNIT IN LANDMARK BUILDING WITH MAIN ROAD FRONTAGE

FINAL UNIT AVAILABLE: 1,186 SQ FT // 110 SQ M

100% SMALL BUSINESS RATES RELIEF FROM APRIL 2027

LANDLORD FIT OUT OPTIONS AVAILABLE (SUBJECT TO TERMS)

UNIT 4 , GROUND FLOOR

BOURNEMOUTH HOUSE

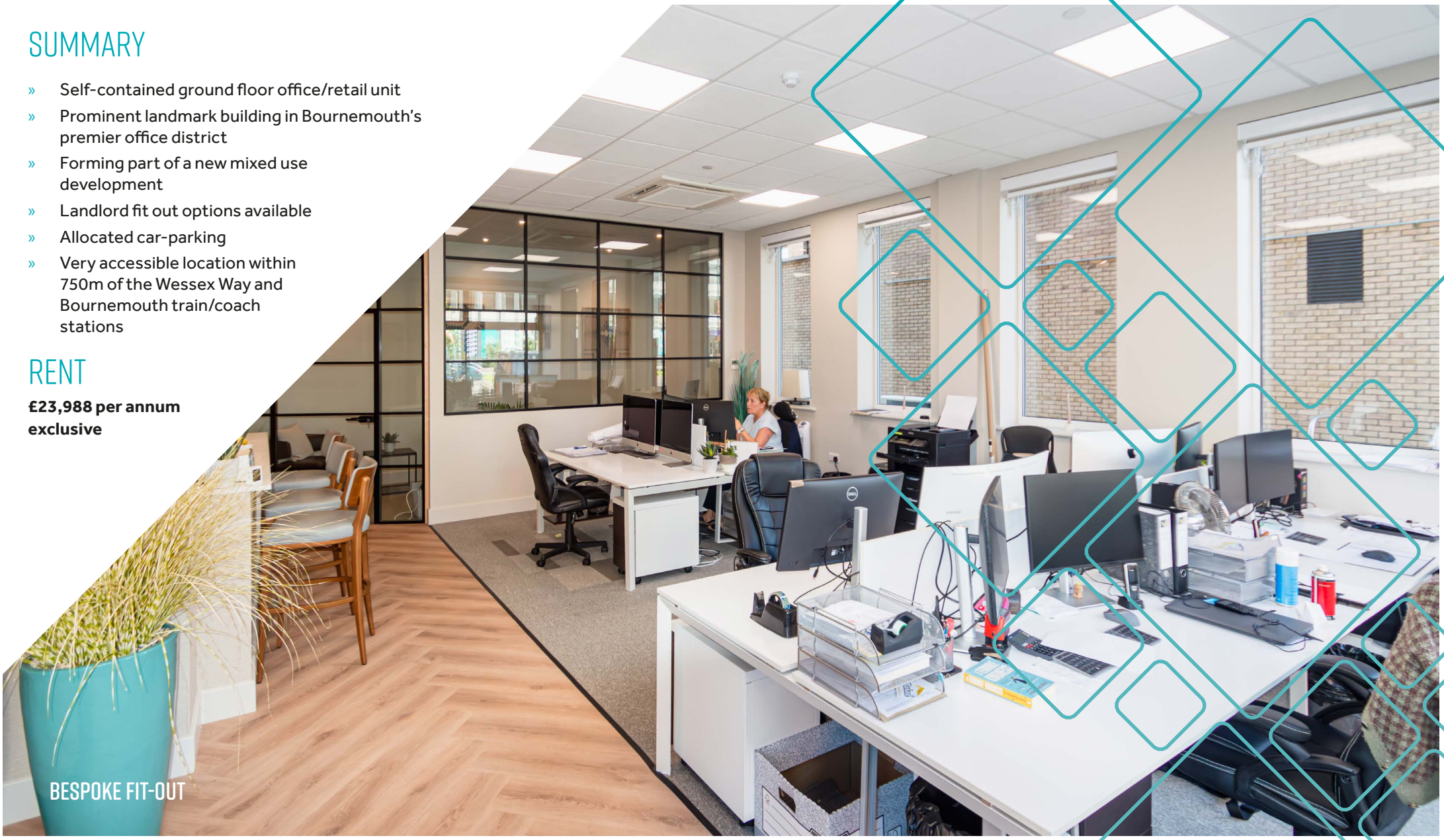
17-19 CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET, BH1 3LH

SUMMARY

- Self-contained ground floor office/retail unit
- Prominent landmark building in Bournemouth's premier office district
- Forming part of a new mixed use development
- Landlord fit out options available
- Allocated car-parking
- Very accessible location within 750m of the Wessex Way and Bournemouth train/coach stations

RENT

£23,988 per annum exclusive



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LOCATION

Bournemouth House occupies a prominent position on the corner of Gervis Road and Christchurch Road in Bournemouth's premier office district, Lansdowne.

The area has many companies in the financial services, digital and service sectors as well as Bournemouth University and Bournemouth & Poole College.

This is a very accessible location being only approximately 700m from the A338 Wessex Way and approximately 750m from Bournemouth train station which provides regular direct services to London Waterloo, Poole, Southampton and Winchester.

- A338 Wessex Way – 700m
- Bournemouth Town Centre – 1.5km
- Bournemouth train station – 750m
- Clifftop – 550m

Approximate distances from Google maps.

Retailers/Amenities

1. Tesco Express
2. Starbucks
3. Asda
4. Subway
5. Premier Inn

Transport

6. Bournemouth mainline railway & coach station
7. Bus stops
8. Beryl bike stations

Car Parks

9. Cotlands Road (420 spaces)

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DESCRIPTION

Bournemouth House occupies a prominent position on the corner of Gervis Road and Christchurch Road in Bournemouth's premier office district, Lansdowne.

The building has been extensively refurbished to provide high quality residential accommodation on the upper floors and 5 self-contained office/retail units on the ground floor.

Office occupiers can benefit from the onsite gym facilities, located within the adjoining residential complex.

ACCOMODATION

Accomodation	1,186 Sq Ft	//	110.18 Sq M
WC with wash hand basin	-	//	-
Kitchenette	-	//	-
1 Parking space	-	//	-

QUOTING RENT

£23,988 per annum exclusive.

CONDITION

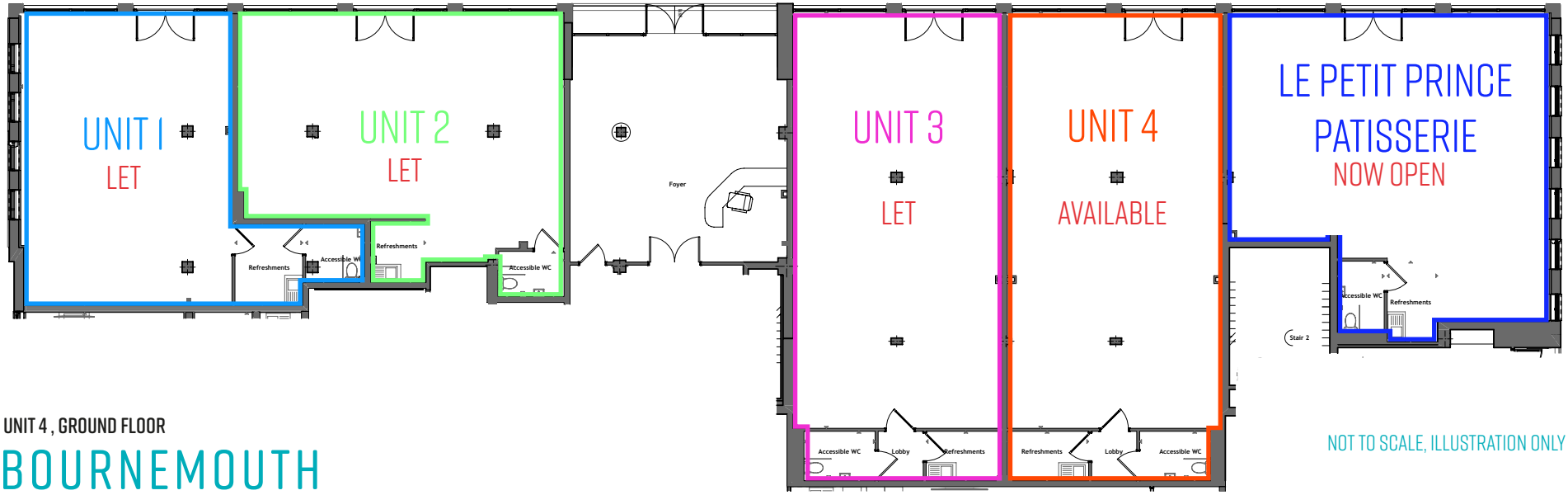
The above rent reflects that the landlord would install a cloakroom, kitchenette, flooring, air conditioning and a ceiling grid.

Our client is willing to undertake a bespoke fit-out for a tenant and the rent would be dependent upon the level of specification.

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NOT TO SCALE, ILLUSTRATION ONLY






LET
LET
COMING SOON
An Exciting & Very Established Cafe


BESPOKE FIT-OUT


BESPOKE FIT-OUT



LEASE TERMS

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

RATEABLE VALUE

£16,000 (from 01.04.26)

EPC RATING (SHELL & CORE)

B - 46

SERVICE CHARGE

A service charge will be payable in respect of the upkeep, management and maintenance of the external areas. Interested parties are advised to make further enquiries.

LEGAL COSTS

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

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.

VIEWING

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

goadsby
goadsby.com
01202 550055

James Edwards
james.edwards@goadsby.com // 07801 734797

Jake Walker
jake.walker@goadsby.com // 07834 060918

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.

ANTI MONEY LAUNDERING REGULATIONS
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.

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