



MELBURY HOUSE, 1-3 OXFORD ROAD, BOURNEMOUTH, BH8 8ES

OFFICE TO LET

4,532 TO 13,596 SQ FT (421.04 TO 1,263.11 SQ M)



**Vail
Williams**

Summary

PRESTIGIOUS OFFICE BUILDING
SHORT WALK FROM
BOURNEMOUTH TRAIN STATION
ALLOCATED CAR PARKING

Available Size	4,532 to 13,596 sq ft
Rent	£19.50 per sq ft Exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Rateable Value	£440,000 Building is currently assessed as a whole. In the event the offices are let on a floor-by- floor basis, the rateable value will be reassessed
EPC Rating	B (30)

- Prestigious office building in business district
- Air conditioning
- Raised floors & suspended ceilings
- Passenger lift



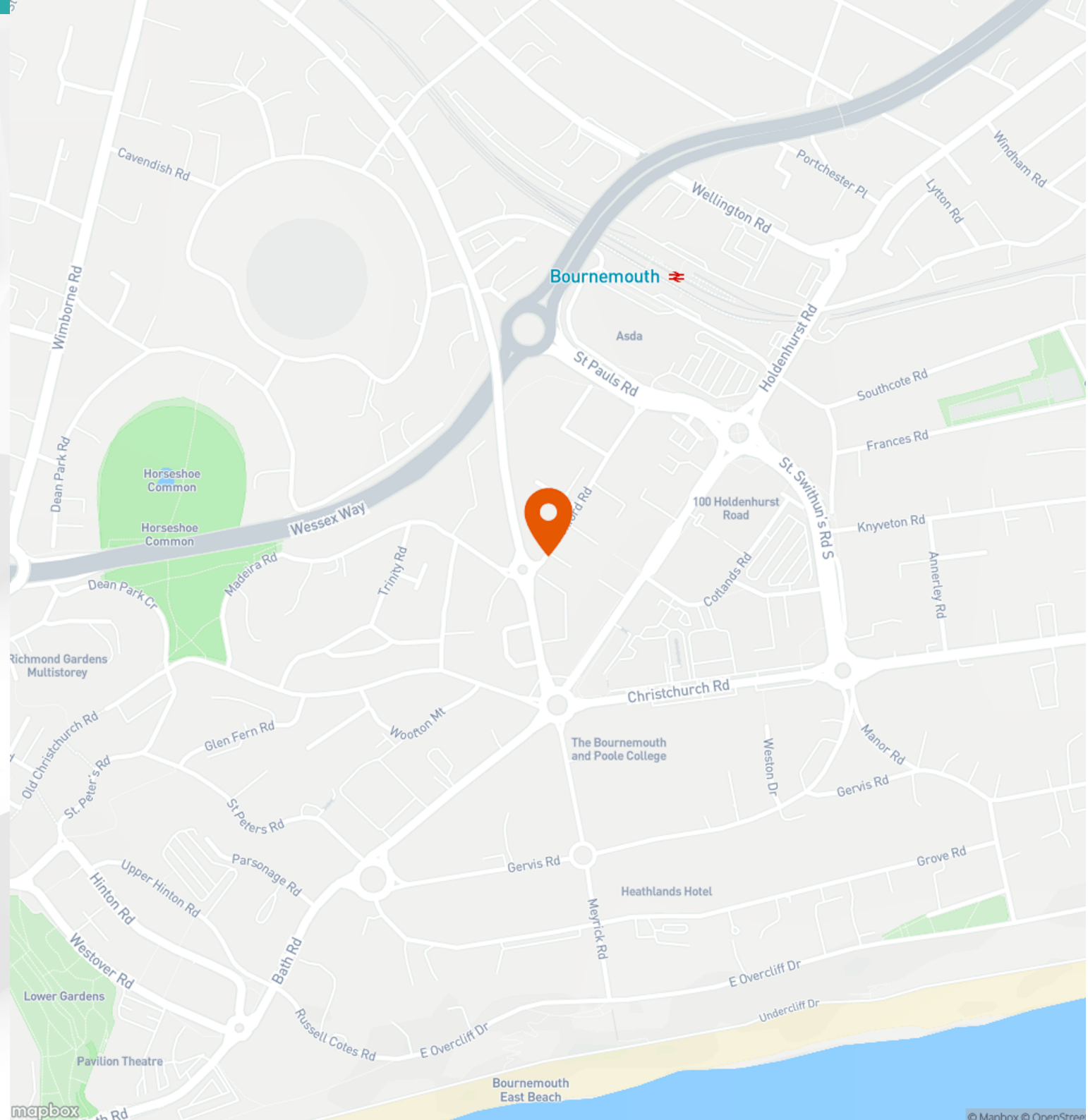
Location



Melbury House 1-3 Oxford Road, Bournemouth, BH8 8ES

Located in a market leading position for connectivity, Melbury House is situated in Bournemouth's business district, known as Lansdowne. The building has strong transport links being a short walk to Bournemouth mainline railway station and bus station. Melbury House is located on Oxford Road which provides great access on to the A338 which links to the A31.

Occupiers in the Lansdowne area include Lester Aldridge Solicitors, Handelsbanken, Trethowans Solicitors, Regus, McCarthy & Stone, 4Com, AXA, Lloyds Bank and Hays Recruitment.





- 6 OFFICE 7
- 5 Unay Company
- 4 OFFICE 5
- 3 OFFICE 4
- 2 OFFICE 3
- 1 OFFICE 2
- 0 OFFICE 1

Further Details

Description

Melbury House is a prestigious office building providing high quality open plan office accommodation.

The building benefits from a ground floor reception area providing access to the office areas with a central core area with lift and stairwell and alternative W.Cs on the landings.

The office areas have been redecorated and new carpet fitted. There are raised floors and air conditioning.

Externally, there is a car park with allocated car parking.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,394	222.41	Let
1st	4,532	421.04	Available
2nd	4,532	421.04	Available
3rd	4,532	421.04	Available
4th	4,532	421.04	Let
5th	4,532	421.04	Let
6th	2,917	271	Let
Total	27,971	2,598.61	

Legal Costs

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

Terms

Available by way of new full repairing and insuring leases incorporating periodic upward only, open market rent reviews.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete 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.

Car Parking Allocation

First Floor - 6 car spaces
Second Floor - 6 car spaces
Third Floor - 7 car spaces



Enquiries & Viewings



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