

TO LET 171 SQ M // 1,841 SQ FT

HIGH QUALITY, SELF-CONTAINED
OFFICE BUILDING SITUATED IN
BOURNEMOUTH TOWN CENTRE

5 ALLOCATED CAR-PARKING SPACES



3 ST STEPHENS COURT
15/17 ST STEPHENS ROAD
BOURNEMOUTH, DORSET BH2 6LA

UNIT 3, ST STEPHENS COURT IS A
HIGH QUALITY SELF-CONTAINED
OFFICE BUILDING EXTENDING
TO APPROXIMATELY **1,841 SQ FT**,
SITUATED IN BOURNEMOUTH
TOWN CENTRE



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Centrally located with excellent transport links and easy access to the town centre's retail and leisure facilities

CAR-PARKS

1. Richmond Hill surface
2. Richmond Gardens multi-storey
3. RCP The Square car-park

RETAIL/LEISURE/ OCCUPIERS

4. Tesco Metro
5. BH2 Leisure Centre
6. Bobby's
7. McDonald's
8. Nationwide/Vitality
9. Starbucks
10. South Coast Coffee
11. Greggs
12. Café Nero
13. Pret a Manger
14. Barclays
15. The Ivy
16. The Botanist



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DESCRIPTION

- St Stephens Court is a courtyard development of 9 self-contained office buildings
- The buildings are of traditional construction with brick elevations and pitched tiled roofs with courtyard parking
- Unit 3, St Stephens Court is mid-terrace and has prominent frontage to St Stephens Road providing excellent branding/signage potential
- The building has entrances in both the front and rear elevations
- The accommodation is arranged over 3 floors with cloakroom facilities on the landing areas and a kitchenette accessed from the second floor

SPECIFICATION

The building has been refurbished to a high standard to include the following:

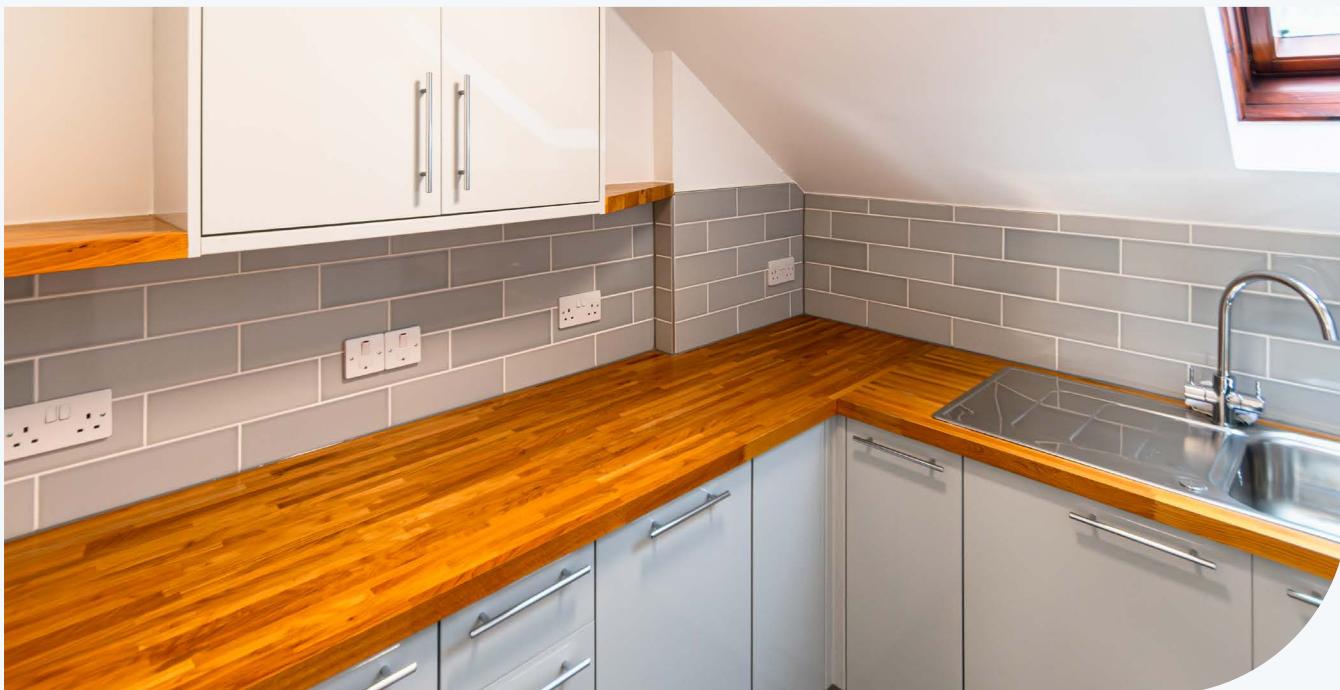
- Suspended ceilings
- LED lighting
- Redecorated throughout
- Cooling/heating
- Male and female cloakrooms
- Kitchenette
- 2 No. partitioned offices/meeting rooms on the second floor

FLOOR AREAS

Ground floor	53 sq m	573 sq ft
First floor	55 sq m	590 sq ft
Second floor	58 sq m	626 sq ft
Kitchenette	5 sq m	52 sq ft

Total **171 sq m** **1,841 sq ft**

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LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

RENT

£36,820 per annum exclusive of business rates, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

The building is currently assessed on the following basis:

Ground Floor

£7,200 (from 1.4.23) // £9,400 (from 1.4.26)

First and Second Floors

£12,750 (from 1.4.23) // £16,750 (from 1.4.26)

The car-parking spaces have separate assessments.

EPC RATING

B - 38

LEGAL COSTS

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

VAT

We have been informed by our client that the premises are currently not elected for VAT.



SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of the external communal areas. This includes landscaping, security, external lighting, repairs, waste removal, gritting, external CCTV and management charges.

External repairs, maintenance and decoration with respect to Units 1-6 are organised by the landlord and the reclaim percentage applicable to Unit 3 St Stephens Court is 15.2%.

VIEWINGS

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



James Edwards 07801 734797
james.edwards@goadsby.com



Jayne Sharman 07747 773999
jayne@sibbettgregory.com

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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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.