

# FOR SALE

FREEHOLD OFFICE BUILDING SITUATED  
ON THE OUTSKIRTS OF THE HISTORIC  
PRIORY TOWN, CHRISTCHURCH

**1,583 SQ M // 17,032 SQ FT**

79 CAR-PARKING SPACES (1:216 SQ FT)

ADDITIONAL 0.4 ACRE PLOT AVAILABLE  
CURRENTLY USED AS CAR-PARKING (60 SPACES)



GRANGE ROAD, CHRISTCHURCH, DORSET BH23 4GE

# A SUPERB FREEHOLD OPPORTUNITY FOR COMMERCIAL OCCUPIERS AND RESIDENTIAL DEVELOPERS

## SPECTRUM HOUSE PLUS PRINCIPAL CAR-PARK

- Detached three storey office building
- Approximate net internal area:  
1,583 sq m / 17,032 sq ft
- 79 car-parking spaces (1:216 sq ft)

**PRICE: £1.95M** (VAT NOT APPLICABLE)  
(one million, nine hundred and fifty thousand pounds)

## ADDITIONAL PLOT AVAILABLE LAND AT GRANGE ROAD

- Approximately 0.4 acres
- Title currently allows vehicular storage
- Currently arranged to provide 60 car-parking spaces

**PRICE: £300,000** (VAT NOT APPLICABLE)  
(three hundred thousand pounds)

BOUNDARY LINES APPROXIMATE



# AN AFFLUENT & GROWING TOWN SITUATED ON THE SOUTH COAST

- Christchurch is located approximately 6 miles east of Bournemouth, 11 miles east of Poole and 26 miles south-west of Southampton
- The town's harbour, beaches, nature reserves and historically important buildings have made Christchurch a popular tourist destination
- The area benefits from quick access to the M27 via the A337 and A35
- Christchurch railway station is approximately 2.7 miles to the west which provides direct services to Bournemouth, Poole, Southampton, Winchester and London Waterloo
- Spectrum House occupies a prominent position fronting Grange Road and is approximately 2.3 miles east of the town centre
- Grange Road is accessed directly from the A377 Highcliffe Road

## BY CAR

|             |           |
|-------------|-----------|
| Bournemouth | 6 miles   |
| Poole       | 11 miles  |
| Southampton | 26 miles  |
| London      | 105 miles |

## BY TRAIN

|                 |                   |
|-----------------|-------------------|
| Bournemouth     | 8 minutes         |
| Poole           | 20 minutes        |
| Southampton     | 29 minutes        |
| London Waterloo | 1 hour 51 minutes |

DESCRIPTION

Spectrum House is a detached three storey office building occupying a prominent position fronting Grange Road. The main entrance at the front of the building leads to a reception area and the central core, where there are stairs and a lift providing access to all of the floors.

The accommodation is predominantly open plan, but partitions have been installed to create separate offices/meeting rooms. There are male and female cloakrooms and kitchenette facilities on each floor.

SPECIFICATION

- Carpets
  - Recessed lighting
  - Suspended ceiling
- Heating/cooling
  - Lift
  - Cloakrooms & kitchenette facilities on each floor

EXTERNAL

There is a garden area to the rear of the building, 5 car-parking spaces at the front and 74 car-parking spaces in the car-park opposite the building.

ACCOMMODATION

|              | sq m  | sq ft  |
|--------------|-------|--------|
| Ground Floor | 813   | 8,748  |
| First Floor  | 390   | 4,195  |
| Second Floor | 380   | 4,089  |
| Total        | 1,583 | 17,032 |

EPC RATING

B - 39

RATEABLE VALUE

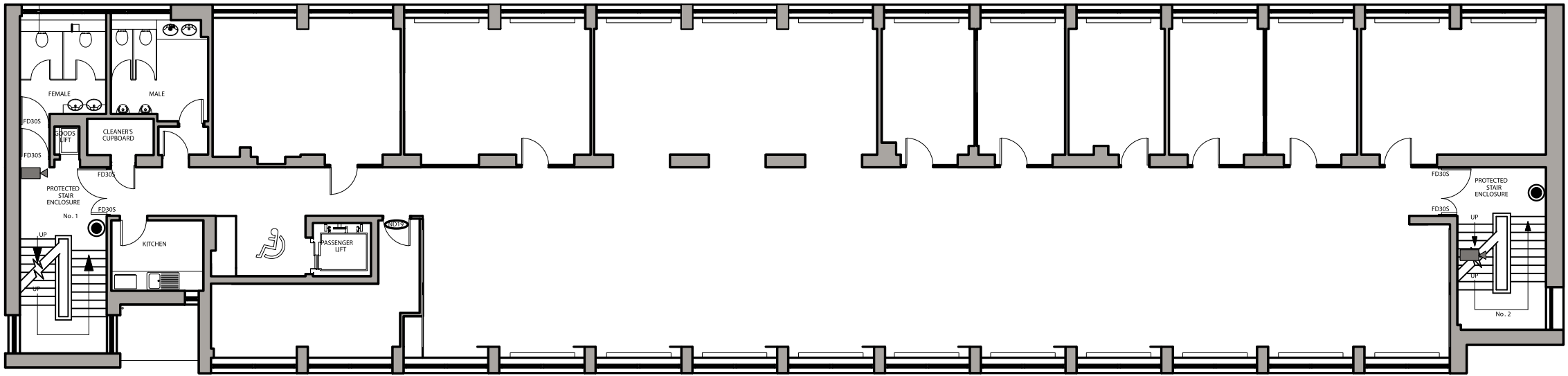
Current: £197,000 (from 1.4.23) // £247,000 (from 1.4.26)



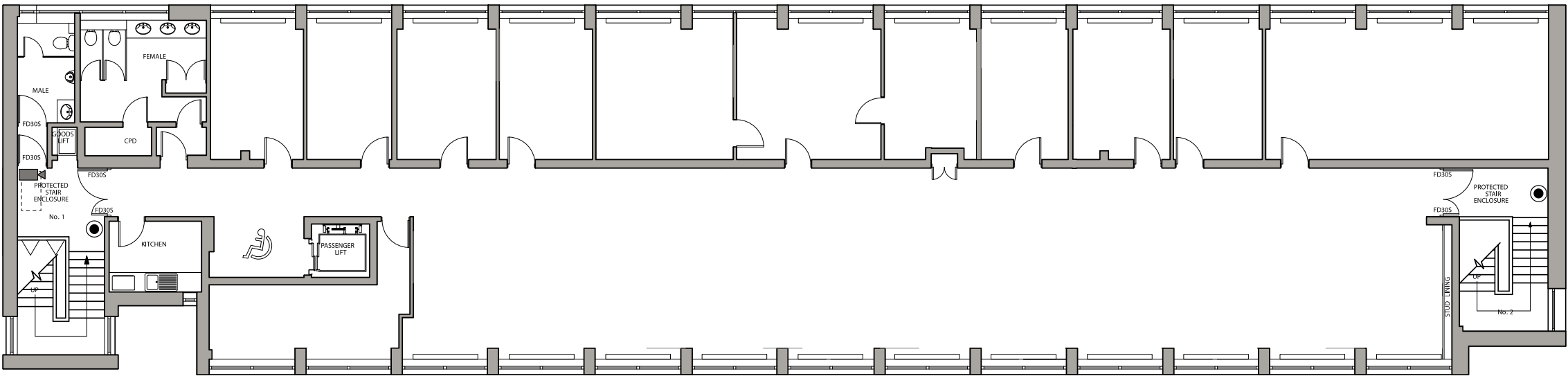




FIRST FLOOR



SECOND FLOOR



## TENURE

Freehold with vacant possession. The premises are held under **Title No: DT330293**. There is a sub-station in the north-east corner of the car-park.

## PRICE / VAT

**£1.95m** (one million, nine hundred and fifty thousand pounds).

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

## PLANNING

### Most recent use:

Offices.

### Listing:

The building is not listed.

### Conservation Area:

The building is not in a conservation area.

### Tree Preservation Orders:

There are no TPO's on the site.

### Permitted Development Rights:

Spectrum House could be subject to PD in accordance with Class MA of Part 3 of the Town & Country (General Permitted Development) Order 2015, as amended. This allows the conversion of Class E commercial buildings to Class C3 residential without the need to apply for planning permission. A prior Approval Application would need to meet the test of conditions (a.-i.) of Class MA. Interested parties are advised to contact the local Planning Department at BCP Council.



## ADDITIONAL PLOT OF LAND

### LAND AT GRANGE ROAD

#### DESCRIPTION / PLOT AREA

The plot is located approximately 300m from Spectrum House.

The plot is concrete surfaced, extends to **approximately 0.4 acres** and is currently arranged to provide 60 car-parking spaces.

#### TENURE/CURRENT PERMITTED USE

Freehold with vacant possession. The plot is part of **Title No: DT426941** and when sold, a separate Title number will be registered.

The Title contains a restrictive covenant not to use the area for any other purpose other than a car-park for the parking of motor vehicles or bicycles for a period of 20 years from 9.11.2016.

#### PRICE

**£300,000** We have been informed by our client that the plot is currently not elected for VAT.



# FURTHER INFORMATION

## MARKETING/TECHNICAL INFORMATION

Please contact the agent for a link to the Data Room, which includes Title information, floor plans, technical reports and other information.

## VIEWINGS

Please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



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## IMPORTANT

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.



