

# TO LET

## GROUND & SECOND FLOOR OFFICE

### ACCOMODATION AVAILABLE

ACCOMODATION RANGING FROM 515 - 1,784 SQ FT

NEW 2 YEAR  
LEASES AVAILABLE



BUSINESS SPACE

goadsby

**GROUND & SECOND FLOOR, SPACE HOUSE**  
22-24 OXFORD ROAD, BOURNEMOUTH, DORSET, BH8 8EZ

## SUMMARY >

- PRIME OFFICE LOCATION
- APPROXIMATELY 500M FROM BOURNEMOUTH MAINLINE RAILWAY AND COACH STATIONS
- APPROXIMATELY 300M FROM THE A338 WESSEX WAY
- ALLOCATED CAR-PARKING SPACES
- LIFT



REF:  
o12956

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## Location

Space House occupies a prominent position fronting Oxford 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.

- A338 Wessex Way – 300m
- Bournemouth Town Centre – 750km
- Bournemouth train and coach stations – 500m
- Cliff top – 1.4km

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

10. Cotlands Road (420 spaces)



## Description

Space House is a four storey, purpose built office building with a mix of brick and clad elevations under a flat roof. There is a communal entrance leading to stairs and a 6 person passenger lift which provides access to all of the floors. There are alternate male and female WCs on each floor and there is a disabled WC on the ground floor.

To the right hand side of the building, there is vehicular access leading to the car-park at the rear.

The accommodation benefits from the following specification:

- Carpets
- Air conditioning
- Lighting
- Entry phone system
- Kitchenette



## Summary of Accommodation

| Accommodation    | Sq M | Sq Ft | Rent    | Parking |
|------------------|------|-------|---------|---------|
| Ground Floor RHS | 48   | 515   | £7,500  | 1       |
| Ground Floor LHS | 83   | 889   | £13,500 | 3       |
| Second Floor     | 166  | 1,784 | £26,750 | 4       |

## Lease

The premises are available to let by way of a new 2 year full repairing and insuring lease.



## Rateable Value

### Ground Floor

Ground Floor RHS **£11,000** (from 01/04/2026)  
GF Car Parking RHS **£1,000** (from 01/04/2026)

Ground Floor LHS **£14,500** (from 01/04/2026)  
GF Car Parking LHS **£3,000** (from 01/04/2026)

### Second Floor

Second Floor **£26,500** (from 01/04/2026)  
SF Car Parking **£4,000** (from 01/04/2026)

## Service Charge

A service charge is payable in respect of the upkeep, maintenance and running costs within the building and external repairs. Interested parties are advised to make further enquiries.

## Legal Costs

Each party 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.



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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.

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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## Offices in Dorset and Hampshire.

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