



Stour House

B O U R N E M O U T H



TO LET

Grade A Office Space

Detached HQ Office Building in a Landscaped
Setting with 96 Parking Spaces

7,276 sq ft - 21,840 sq ft

(676 sq m - 2029 sq m)

Stour House Deansleigh Road Bournemouth Dorset BH7 7DU



Drive times

Bournemouth: 3 mins **Poole:** 23 mins **Ringwood:** 13 mins **Southampton:** 39 mins



Emma Lockey



Bryony Solan



Stour House looking South

Grade A office space in an easily accessible out-of-town Bournemouth location.

7,276 sq ft - 21,840 sq ft
(676 sq m - 2029 sq m)

Stour House is situated in a prime location, forming part of the established Wessex Fields development.

Fronting the A3060 Castle Lane East the property is just a short distance from the A338 Bournemouth spur road, which provides swift access to Bournemouth Airport, Ringwood, Southampton and beyond. Stour House sits adjacent to the entrance of the Royal Bournemouth Hospital.

The property comprises a prominent detached office building arranged over three floors and offers Grade A accommodation with 96 parking spaces.

Stour House benefits from the following features:

- New HVRF Heating / Cooling system
- Suspended ceilings with inset LED lighting and raised floors
- High quality finishes throughout
- Access control, CCTV and intruder alarm installations
- Shower facilities and bike storage
- 96 car parking spaces (ratio of 1:228 sq ft)
- Electric vehicle charging points
- Landscaped grounds

Occupiers in close proximity include:
Ageas, Bournemouth Crown Court, JP Morgan Chase, Starbucks, Terence O'Rourke, Tesco, Village Hotels.



Emma Lockey



Bryony Solan

Flexible space. Fabulous position. First-class accommodation.

The building is a detached HQ office building in a landscaped setting with an impressive 96 parking spaces.

The office accommodation is situated either side of a core area which includes the lifts, stairs and toilet facilities. The floors themselves are open plan with suspended ceilings, LED lighting and raised floors. The property has recently undergone a large-scale refurbishment programme, to include various improvements to the M&E throughout. There is a generous reception area and good size lobby areas on the upper floors.



Overall floor area available: **21,840 sq ft** (2,029 sq m)



All measurements are on a Net Internal Area basis and subject to final measurements. Floor area measurements exclude communal areas and W/Cs.



Emma Lockey



Bryony Solan



Top Left: Stour House looking North
Top Right: Internal photograph of office accommodation
Bottom Left: Internal photograph of office accommodation
Bottom Right: W.C. facilities



The Bournemouth work/life balance couldn't be better.

Bournemouth

Bournemouth lies within the South East Dorset conurbation, with Poole to the west and Christchurch in the east. The conurbation has a population of almost 500,000 and is one of the principal retail and commercial centres in the south of England.

The area benefits from a growing number of established key business sectors and an excellent support network. With two highly regarded Universities and an innovative, business-focused college, Bournemouth is producing and retaining the high-calibre talent the local businesses community needs to succeed.

Connectivity

Bournemouth is extremely well connected. Bournemouth International Airport provides a regular service to a number of destinations in the UK and Europe and is less than a 10-minute drive from Stour House.

The A338 Wessex Way provides swift road access to the A31, Ringwood and the M27. The M27 joins the M3 just north of Southampton and London and Heathrow can be reached in approximately 90 minutes. Bournemouth Train Station is only three miles from the property with fast trains reaching London Waterloo in under two hours. Birmingham and Manchester can be reached via the fast Cross Country rail network.

Work/life balance

There's more to Bournemouth than a successful business environment. In fact, one could argue that it's the work/life balance that attracts the right candidates. University graduates are reluctant to leave the area and the coastal lifestyle attracts talented individuals from throughout the UK.

Maybe it's the water sports, the beach bars, fine restaurants, cinemas and theatres - or maybe it's because Bournemouth enjoys more sunshine in the summer than anywhere else in the UK.

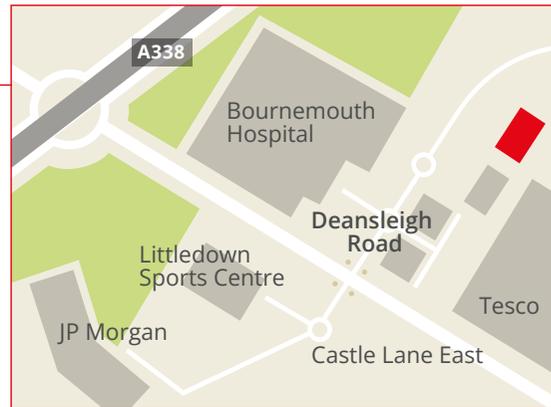
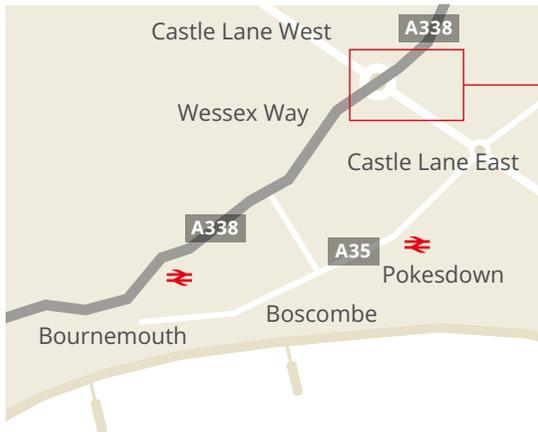
Whatever it is... the Bournemouth work/life balance simply couldn't be better.



Emma Lockey



Bryony Solan



Journey Times from Stour House



Road	Destination	Time	Rail	Destination	Time
Road	Ringwood	13 mins	Rail	Poole	10mins
	Poole	23 mins		Southampton	40 mins
	Southampton	39 mins		Winchester	50 mins
	Salisbury	43 mins		Basingstoke	70 mins
	Winchester	45 mins		Reading	80 mins
	Portsmouth	52 mins		Salisbury	90 mins
	Basingstoke	60 mins		Portsmouth	100 mins
	Central London	130 mins	London Waterloo	110 mins	

All journey times are for guidance only and are dependent on time of travel, road and engineering works.

Designed and produced by Cedar Group: 01794 525 020



Stour House

BOURNEMOUTH

Grade A HQ Office Space TO LET

Terms

Available on a new full repairing and insuring lease.

Rent

On application.

Rateable Value

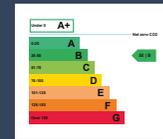
On application.

Legal Costs

Each party to be responsible for their own legal fees.

EPC

Energy Performance Asset Rating: B-50.



Viewing

Strictly by appointment through the joint sole agents:

Emma Lockey

d: 023 8020 6312

m: **07825 357481**

e: emma.lockey@cbre.com

Bryony Solan

d: 01202 558262

m: **07741 145629**

e: bsolan@vailwilliams.com



CBRE and Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 04/23.