



**RODDIS HOUSE, 12 OLD CHRISTCHURCH ROAD,  
BOURNEMOUTH, BH1 1LG**

**OFFICE TO LET**

**904 TO 16,766 SQ FT (83.98 TO 1,557.61 SQ M)**



# Summary

## TOWN CENTRE OFFICES TO LET 904 SQ FT – 6,971 SQ FT

<b>Available</b>	904 to 16,766 sq ft
<b>Size Rent</b>	£9,950 - £47,850 per annum
<b>Service Charge</b>	A service charge is payable in respect of the upkeep, management and maintenance of the communal areas and external parts of the building.

- Town centre offices
- Suites with views over Bournemouth Gardens and the sea
- Lift access
- Air conditioning (5th floor)
- LED lighting
- Small Business Rates Relief on qualifying suites

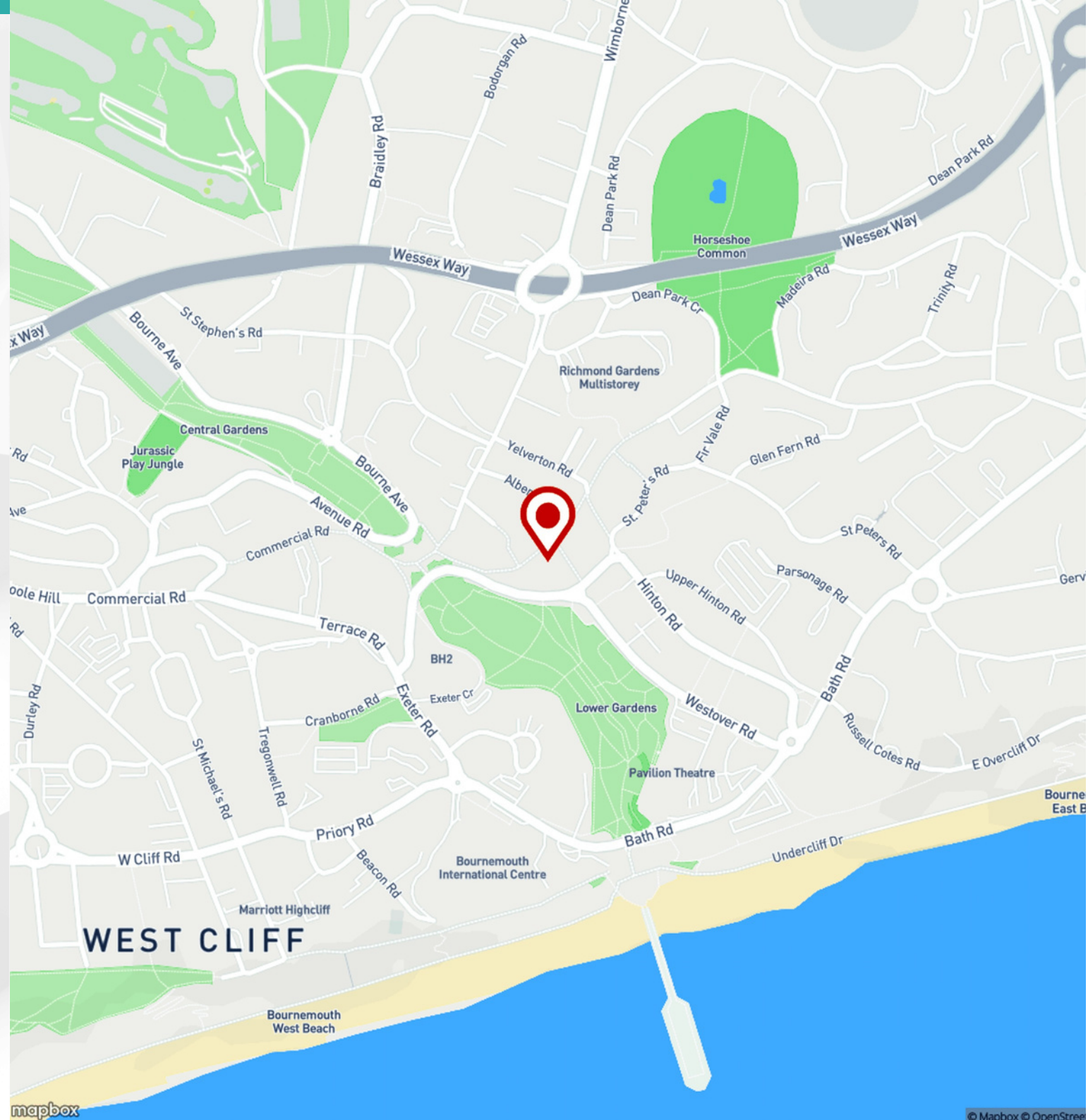


# Location



Roddis House, 12 Old  
Christchurch Road,  
Bournemouth, BH1 1LG

Roddis House is located in Bournemouth's Town Centre and benefits from being within close proximity to the main bus stops on Gervis Place. There are a number of retail, restaurant and banking facilities all within walking distance from the offices. There are a number of car parks in the surrounding area where parking permits are available.





# Further Details

## Description

Roddis House is a 7-storey building with offices on the upper floors. The offices have a dedicated reception and entrance at ground floor level providing lift and stair access to the offices. Some of the office suites benefit from views overlooking Bournemouth Lower Gardens and the sea.

## Accommodation

The accommodation comprises of the following. The rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Name	sq ft	sq m	Rent
2nd - Whole Floor	6,971	647.63	Upon enquiry
3rd - Suite 6A	1,087	100.99	£14,150 per annum exc
3rd - Suite 6B	1,507	140	£19,595 per annum exc
3rd - Suite 8	1,089	101.17	Upon enquiry
3rd - Suite 9	904	83.98	£9,950 per annum exc
4th - Suite 11	2,018	187.48	£26,250 per annum exc
5th - Suite 17	3,190	296.36	£47,850 per annum exc
<b>Total</b>	<b>16,766</b>	<b>1,557.61</b>	

## Specification

Suites 6A, 6B, 11 and 17 benefit from the following specification:

- New suspended ceiling
- New LED lighting
- New carpets (to be installed in Suite 17)
- Air conditioning (Suite 17 only)
- New kitchenette (to be installed in Suite 17)

The 2nd floor and Suites 8 and 9 are awaiting refurbishment.

## Viewings

Strictly by prior appointment through the sole agents Vail Williams





## Enquiries & Viewings



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