An Opportunity To Occupy Grade A Offices in One of Bournemouth's Principal Office Buildings

456 sq m (4,909 sq ft)

OCEAN 80

SUITE 2, SECOND FLOOR, 80 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8AQ

Work among market leaders.

Handelsbanken
britannia parking
AXA
eset
Platinum Group
Glenigan
AF OLIVER

Summary

- **4,909 sq ft**
- 5 car-parking spaces
- Coffee shop with internal and external seating
- **Free private members gym** on the ground floor
- **Excellent road communications**
- Approximately **750m** from Bournemouth's railway and coach stations
- Approximately **1.6km** from Bournemouth town centre
- **VAT currently not applicable**

Situated in the heart of Lansdowne, just a 14 minute walk to the beach

Approximate time sourced from google maps.

Prime location and very accessible by car, bus & train

The site occupies a **prominent position** fronting Holdenhurst Road in the Lansdowne district, approximately 800m from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond.

Bournemouth mainline railway/coach stations and award winning beach are approximately 750m (10 minute walk) and 1km (14 minute walk) from the site respectively.

>> Location Map >> Streetview

By Car

Southampton	32 miles
Bristol	76 miles
Exeter	84 miles
London	105 miles

By Train

Poole	9 minutes
Southampton	28 minutes
London Waterloo	1 hour 45 minutes
Bristol Temple Meads	2 hours 30 minutes

By Plane

Bournemouth Airport is approximately 5 miles from the site which provides domestic and international flights.

CGI illustrating an example of a tenant's fit out

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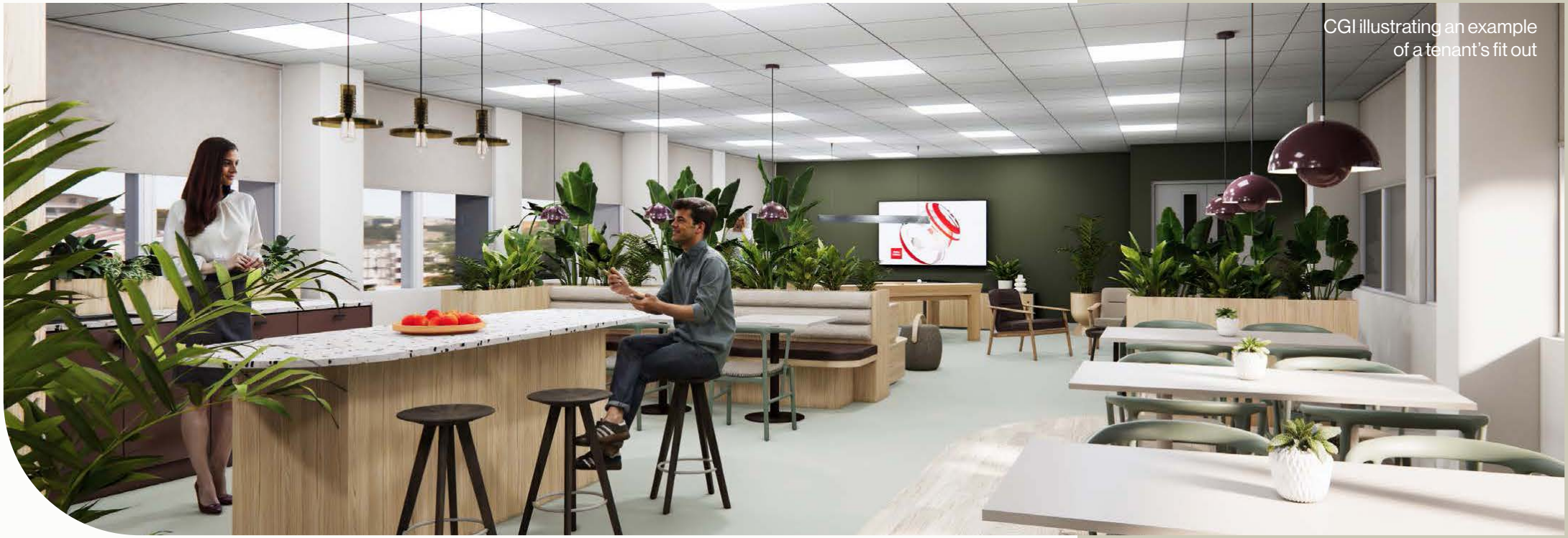
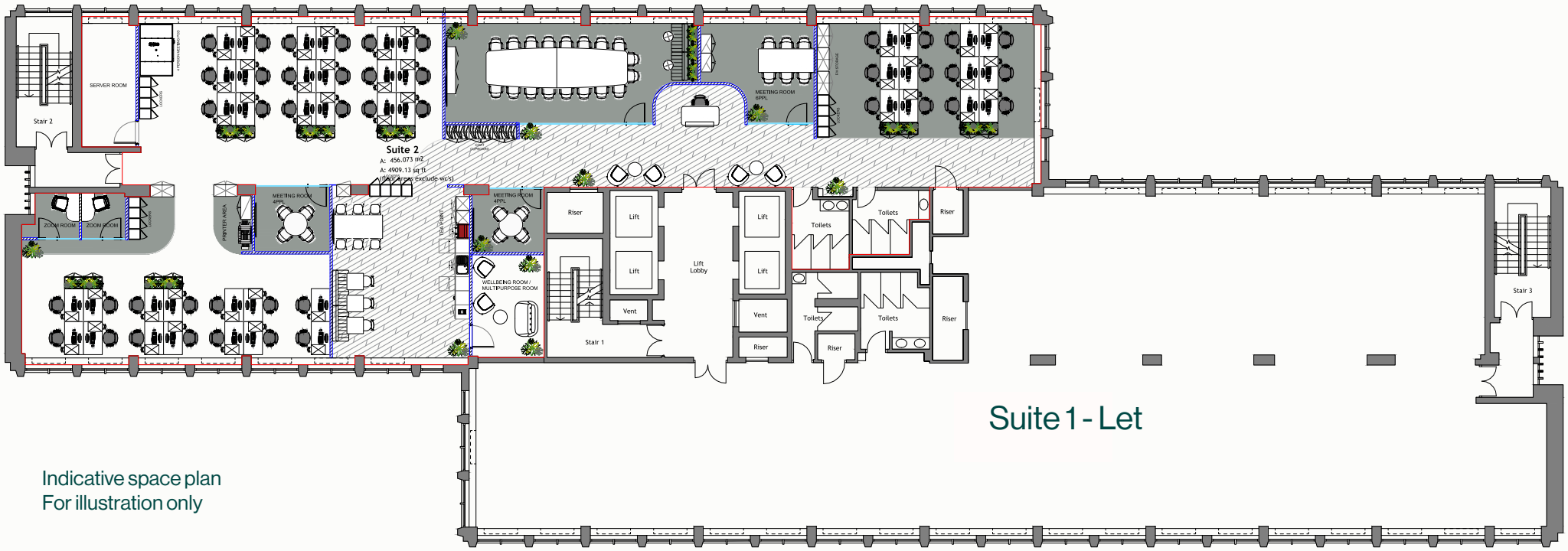


CGI illustrating an example of a tenant's fit out

Suite 2



Suite 1 - Let

Indicative space plan
For illustration only

Description

Ocean 80 is a landmark 10 storey office building situated in a highly visible position fronting Holdenhurst Road.

There are impressive communal areas which include a welcoming receptionist with secure access to the building, a cafe offering a wide range of food and beverages and a private gym which tenants have the opportunity to join and use for free.

Access to the floors is by way of stairs and four 12 passenger lifts and the accommodation is arranged around a central core.

Specification

- Suspended ceiling with inset lighting
- Air conditioning and fresh air system
- Car-parking in a barrier controlled car-park
- Dedicated male and female cloakrooms
- Use of electric vehicle charging points

OCEAN 80

Floor Area

The suite extends to approximately
456 sq m (4,909 sq ft)

Car Parking

The suite is allocated 5 car-parking spaces.

Lease

The suite is 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

£112,950 per annum (£23 psf) exclusive of business rates, service charge, insurance premium, common area utilities, electricity for the suite and all other outgoings.

Rateable Value

To be assessed.
The car-parking spaces have separate assessments.

EPC Rating

B - 48

VAT

The premises are currently not elected for VAT.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building. Interested are advised to make further enquiries.

Viewings

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

goadsby
goadsby.com
01202 550055

James Edwards 07801 737497
james.edwards@goadsby.com

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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