

**PINE
COURT**
BUSINESS CENTRE

Gervis Road, Bournemouth, Dorset, BH1 3DH

TO LET
OFFICE SUITES FROM 155 SQ FT
FLEXIBLE LEASE TERMS & OCCUPATION
AVAILABLE WITHIN 24 HOURS (SUBJECT TO TERMS)



SUMMARY

Suite sizes

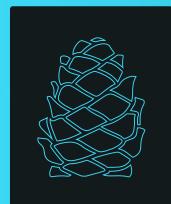
- The Business Centre offers a range of suite sizes subject to availability and the opportunity to expand at any time.

Require flexibility ?

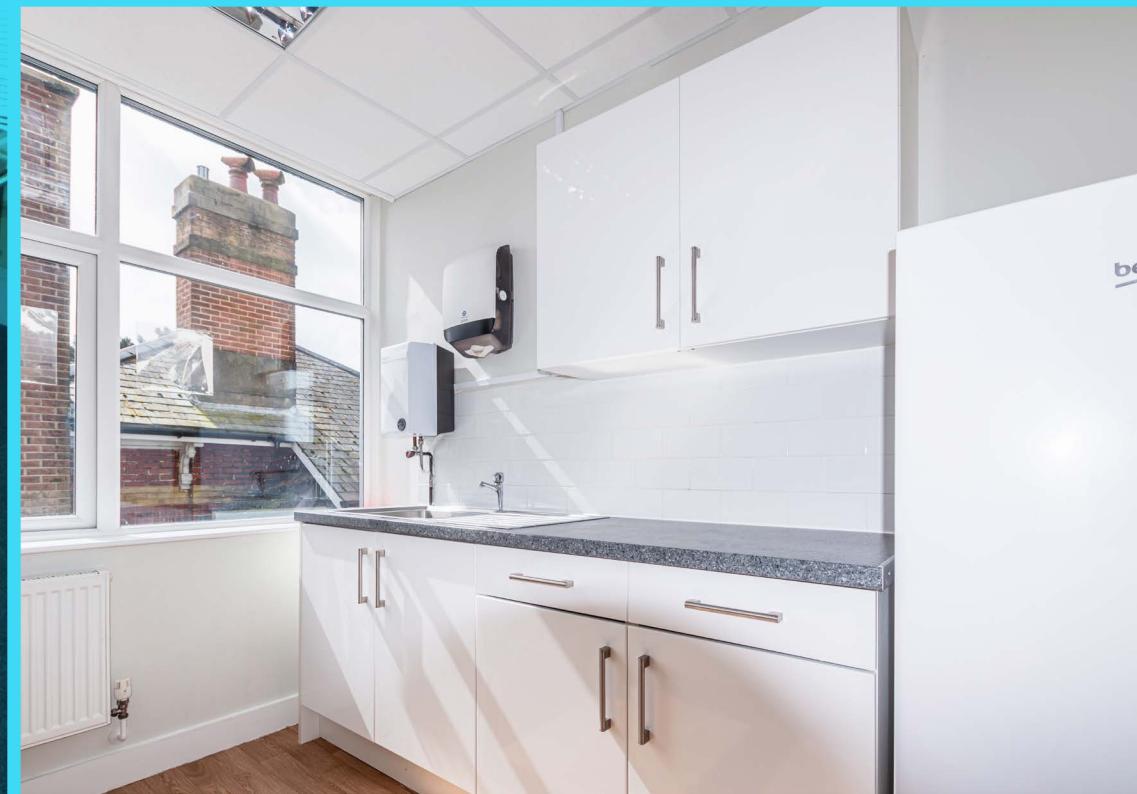
- Minimum commitment of **7 months** with monthly break options thereafter.

Amenities

- Convenient location with excellent transport connectivity
- On-site parking
- Part inclusive rental
- Communal meeting rooms and kitchen facilities
- 24 hour access
- Telephone/internet access provided
- Storage space available
- Lift
- CCTV



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Location

The Business Centre is situated on Gervis Road between the top of Bath Hill and the Lansdowne roundabout. This section of Gervis road comprises mainly of commercial, leisure and educational properties.

Approximate travel distances

Bournemouth Town Centre	850 metres
Lansdowne roundabout	300 metres
Bournemouth Train Station	950 metres
A338 Wessex Way	1 km
Cliff Top	350 metres

Source – google maps



Description

Main building

The main 3-storey building is situated at the front of the site has a shared entrance/reception area on the ground floor which provides access to the office suites.

Annexe

The annexe is a purpose 3-storey office building located to the rear of the site with a communal entrance providing access to the suites.

The Business Centre benefits from the following features:

- Meeting Rooms available for booking at £10 per hour, £30 per ½ day and £50 per day
- Communal kitchen and cloakroom facilities
- Inexpensive storage space also available
- Lift to all floors (via the annexe building)
- Use of the reception and interview room for informal/small meeting rooms at no cost
- Large car park with additional metered street parking
- Telephones and internet access provided (internet - £36 plus VAT per month), outgoing telephone calls at 0.199p per minute and national calls at 0.299p per minute and mobile calls at 0.117p per minute

Availability

Main building

Suite	Area sq ft	Monthly Rent (plus VAT)	Parking	Availability
1	945	£1,395	2	Available
10	595	£990	2	Available
11	301	£770	2	Available
16	186	£450	0	Available

Annexe

Suite	Area sq ft	Monthly Rent (plus VAT)	Parking	Availability
3	258	£750	1	Available
6d	160	£365	0	Available

* Subject to availability, car parking is available for the suites in the Annexe Building at a cost of **£55 per calendar month**, per space.

The above rentals are inclusive of all costs except VAT, business rates, telephone/internet charges, cleaning of own suite, internal repairs and the hire of meeting/storage rooms.

BUSINESS RATES

100% small business rates relief applies on properties with a rateable value of £12,000 or less (subject to conditions).

Lease

The suites are available to let by way of a new 3 year leases incorporating mutual options to break the lease at any time after 7 months of the term, subject to serving one month's prior written notice.

All transactions are to exclude the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

Rent deposit

Ingoing tenants are required to pay a one month rent deposit (plus VAT).

Administration fee

A £150 plus VAT is payable to prepare the lease.

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](#).

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.

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.

EPC rating

D - 81

Viewing

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



Joseph Holderness

joseph.holderness@goadsby.com
07879 435387

Joshua Adamson

joshua.adamson@goadsby.com
07500 894599



Gervis Road, Bournemouth
Dorset, BH1 3DH