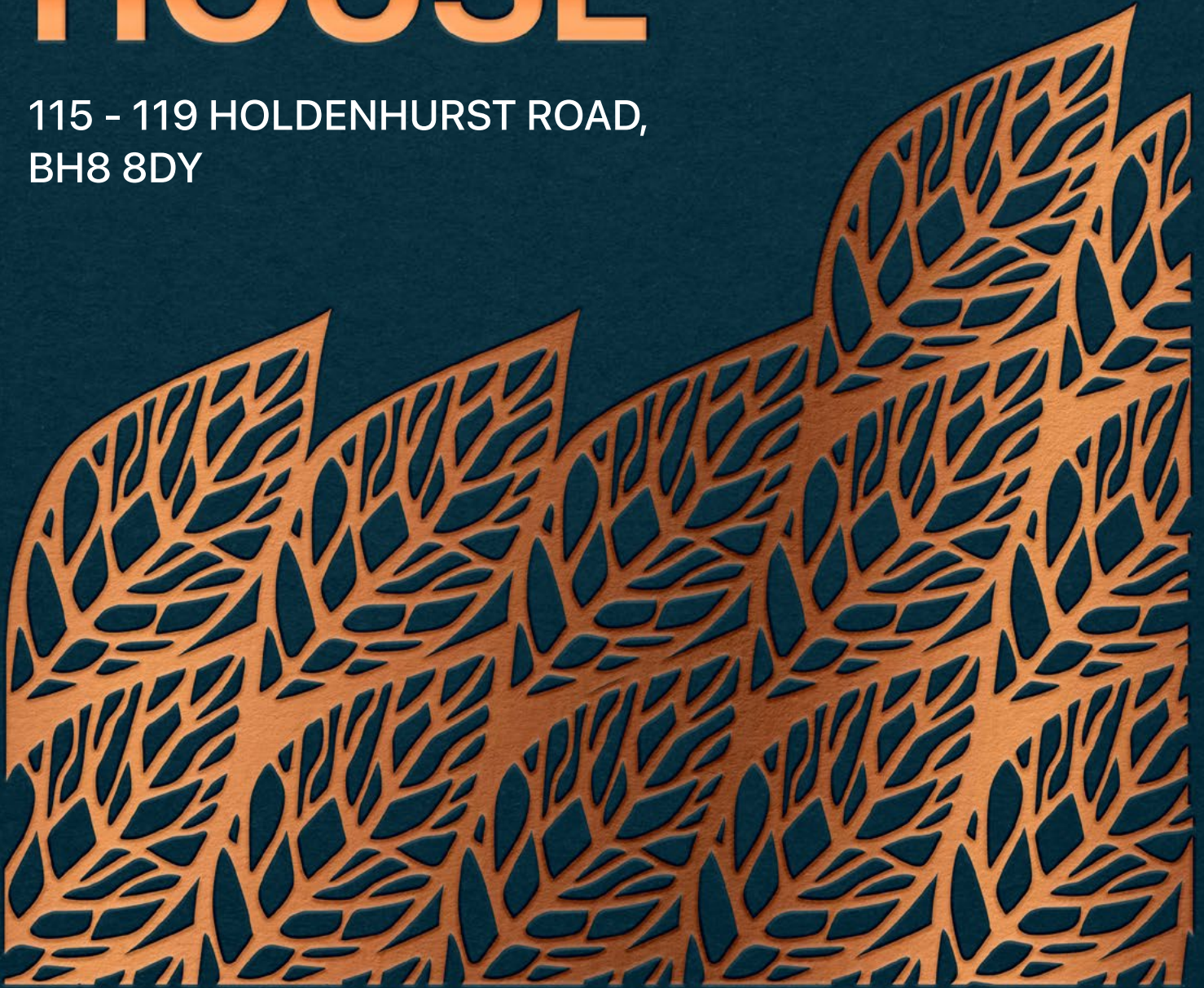


WAVERLEY HOUSE

115 - 119 HOLDENHURST ROAD,
BH8 8DY



TO LET:
GRADE A OFFICES WITH
50 CAR SPACES

3,540 – 18,300 SQ FT
(329 – 1,700 SQ M)

 Vail
Williams

CBRE

INSPIRED WORKPLACE

Waverley House is an impressive 7 storey office building providing Grade A accommodation with an attractive reception and generous car-parking in a barrier-controlled car park, some of which is at basement level.



-  Grade A Office Space
-  10 Allocated Parking Spaces Per Floor
-  Male & Female W.C's & Shower Facilities
-  Air Conditioning
-  Fresh Air Circulation - 12 Litres Per Second
-  Suspended Ceilings With Inset LED Lighting
-  Impressive Reception Area
-  Renewable Energy via PV Solar Array
-  2 x 8 Person Passenger Lifts
-  Electric Vehicle Charging Points
-  Secure Bicycle Parking
-  EPC B Rating

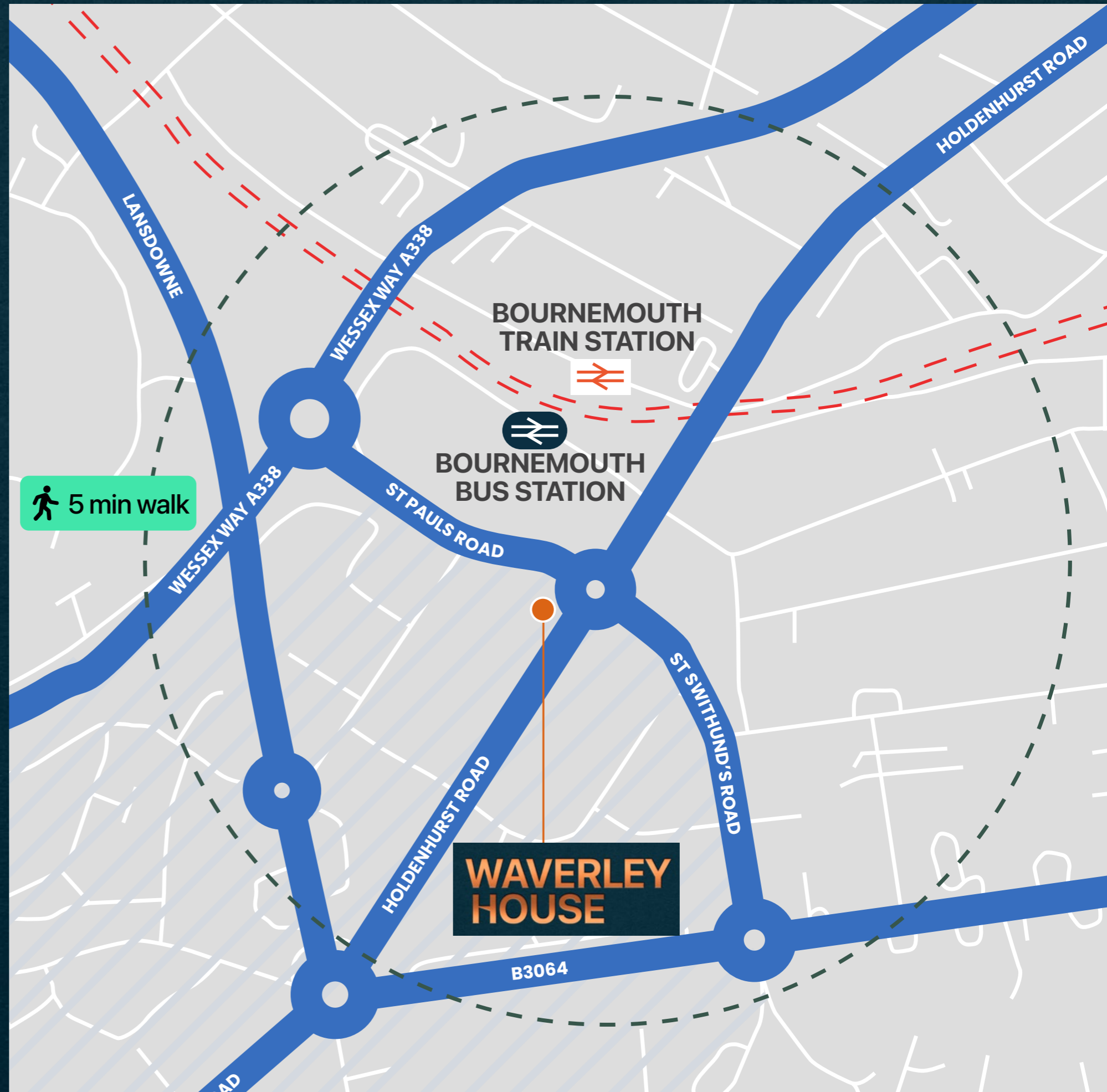
LOCATION

Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of London and 32 miles south-west of Southampton.

The site occupies a prominent position fronting Holdenhurst Road/ Station Roundabout in the Lansdowne district, approximately 350m from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond.

The Lansdowne district, which has witnessed a surge in development activity over the recent years, is home to many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College.

Bournemouth mainline railway/coach stations and award winning beach are adjacent to the site respectively.



TRAIN

Minutes

Poole	9
Southampton Central	29
Southampton Airport	40
Winchester	46
Basingstoke	1h02
London Waterloo	1h50



ROAD

Minutes

Bournemouth Town Centre	3
Poole Town Centre	22
Ringwood	16
Southampton City Centre	43
Winchester	45
London	2h20

IN GOOD COMPANY

SANDBANKS

BROWNSEA ISLAND

POOLE HARBOUR

POOLE BAY

WAVERLEY HOUSE

BOURNEMOUTH PIER

BOURNEMOUTH BEACH

bic
Bournemouth International Centre

Hilton

bfz

Vitality

BARCLAYS

Regus

BU
Bournemouth University

astute

TESCO

Starbucks

Lester Aldridge

Handelsbanken

BU
Bournemouth University

Premier Inn

McCarthy & Stone

COTLANDS ROAD CAR PARK

ASDA

NE

NE





PROPOSED FLOOR OPTION 1
SHOWING 32 DESKS



PROPOSED FLOOR OPTION 2
SHOWING 46 DESKS



COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE

ACCOMMODATION

FLOOR	SQ M	SQ FT	AVAILABILITY	CAR PARKING SPACES
GROUND	329	3,540	Available	10
FIRST	343	3,690	Available	10
SECOND	343	3,690	Available	10
THIRD	343	3,690	LET	10
FOURTH	343	3,690	Available	10
FIFTH	343	3,690	Available	10
SIXTH	343	3,690	LET	10
TOTAL	2,387	25,680		



FURTHER INFORMATION

LEASE

The floors are available by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

RENT

On Application.

SERVICE CHARGE

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

EPC

B – 31

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.

VIEWINGS

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



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