

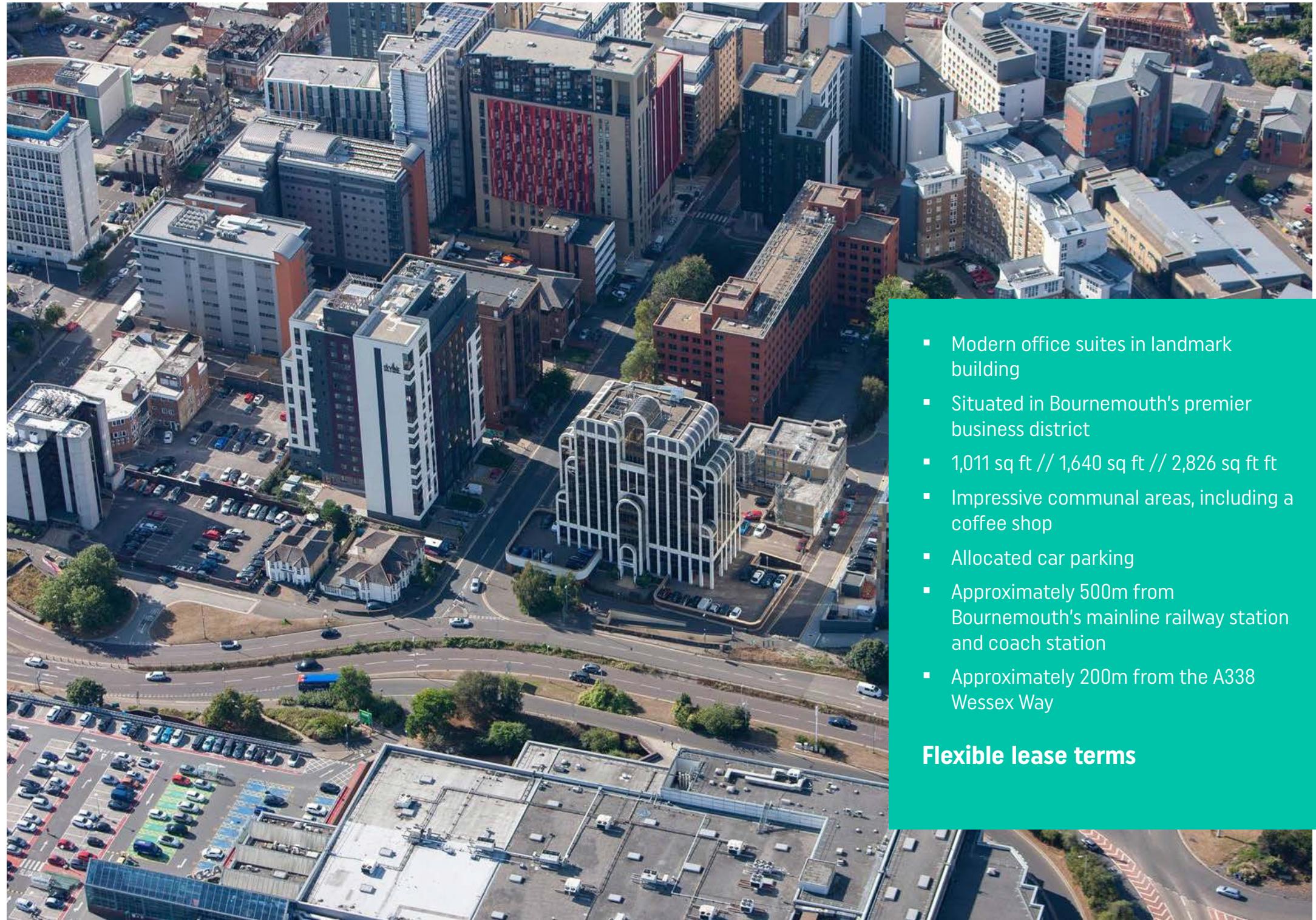
2<sup>nd</sup> Floor, 26-32 Oxford Road  
Bournemouth, Dorset, BH8 8EZ

## To Let

Modern Office suites in one of Lansdowne's principal office buildings

**1,011 sq ft // 1,640 sq ft // 2,826 sq ft**

Allocated car parking and flexible lease terms



- Modern office suites in landmark building
- Situated in Bournemouth's premier business district
- 1,011 sq ft // 1,640 sq ft // 2,826 sq ft ft
- Impressive communal areas, including a coffee shop
- Allocated car parking
- Approximately 500m from Bournemouth's mainline railway station and coach station
- Approximately 200m from the A338 Wessex Way

### Flexible lease terms

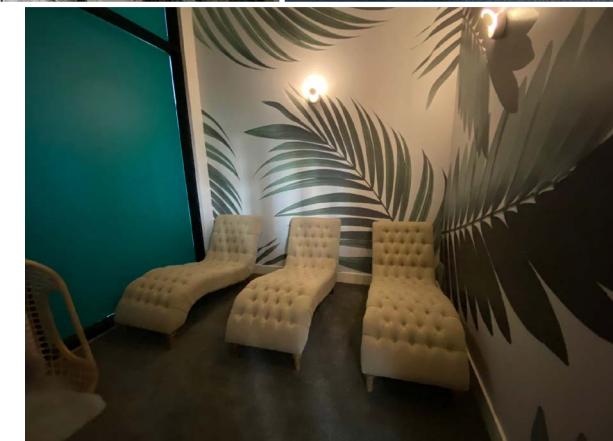


## Location

Avalon occupies a **prominent** corner position on Oxford Road within the prime office district of Lansdowne.

Coach & Railway Station	500m
Holdenhurst Road (Main bus route)	200m
A338 Wessex Way (Links to A31 & M27)	200m

Approximate distances from sourced from google.





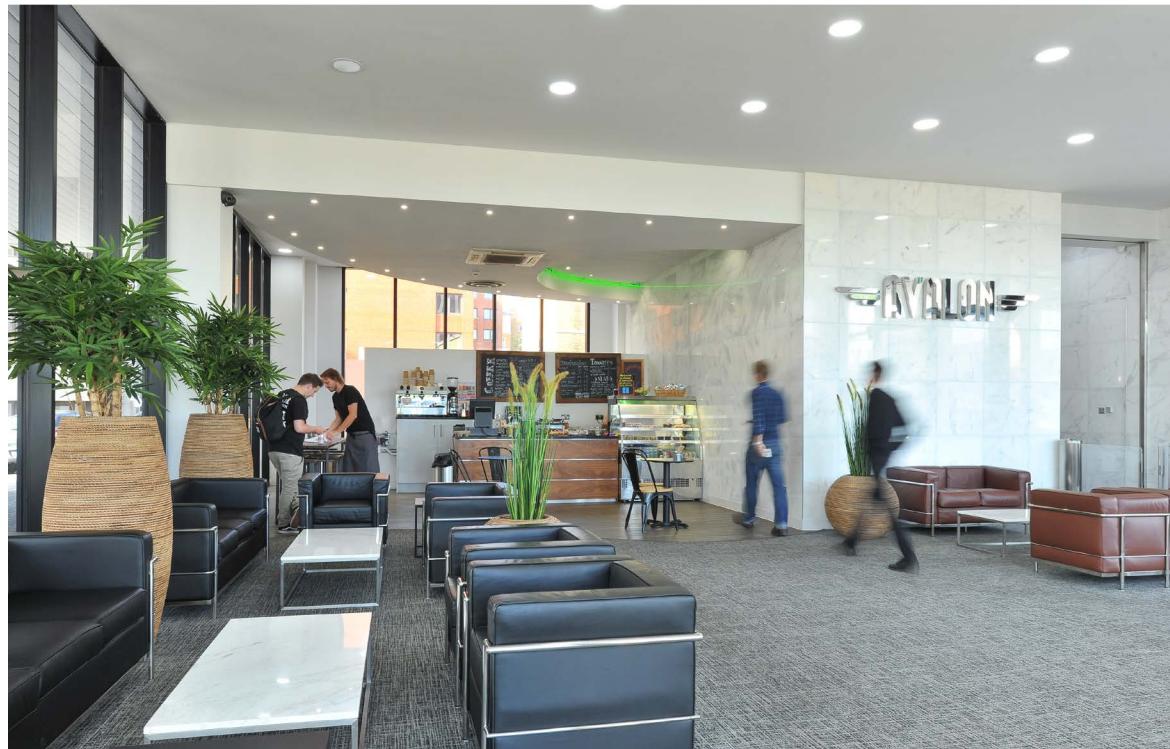
## Description

Avalon is a landmark 10 storey office building. It is a gateway building of iconic design and offers many attractive features to business occupiers. It has a large and impressive reception area with plenty of relaxed seating, together with a café with hot and cold offerings. The landlord has also created meeting pods for those informal occasions when you want to meet outside of the office environment. There is also a 4 person meeting room and a relaxation room which are free to use.

Access to the floors is either via the three passenger lifts or stairs. Male and female cloakroom facilities are located on each floor and there are showers on the lower ground floor. The offices benefit from fantastic daylight and enjoy good views.

The subject suites have been refurbished and benefit from the following:

- Suspended ceilings with LED lighting
- Air conditioning and fresh air system
- High quality finishes, redecoration throughout with new carpeting
- Raised access floor





Indicative Layout  
Illustration Only

**AVALON**



**General Arrangement  
Option 1**



**General Arrangement  
Option 2**

**Indicative Layout Plans  
Illustration Only**

**AVALON**



Indicative Layout  
Illustration Only



Indicative Layout  
Illustration Only

## Availability

Suite	Area (sq ft)	Parking
2a	2,505 (LET)	6 spaces (LET)
2b	1,640	4 spaces
2c	1,011	2 spaces
2b & 2c	2,826	6 spaces

## Terms/Rent

Flexible lease terms are available.

Rents: On Application

## Rateable Values

To be re-assessed

## EPC Rating

B - 37

## Service Charge

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

## 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.

## Legal Costs

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

## Viewings

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



**James Edwards**

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**Joshua Adamson**

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## Important

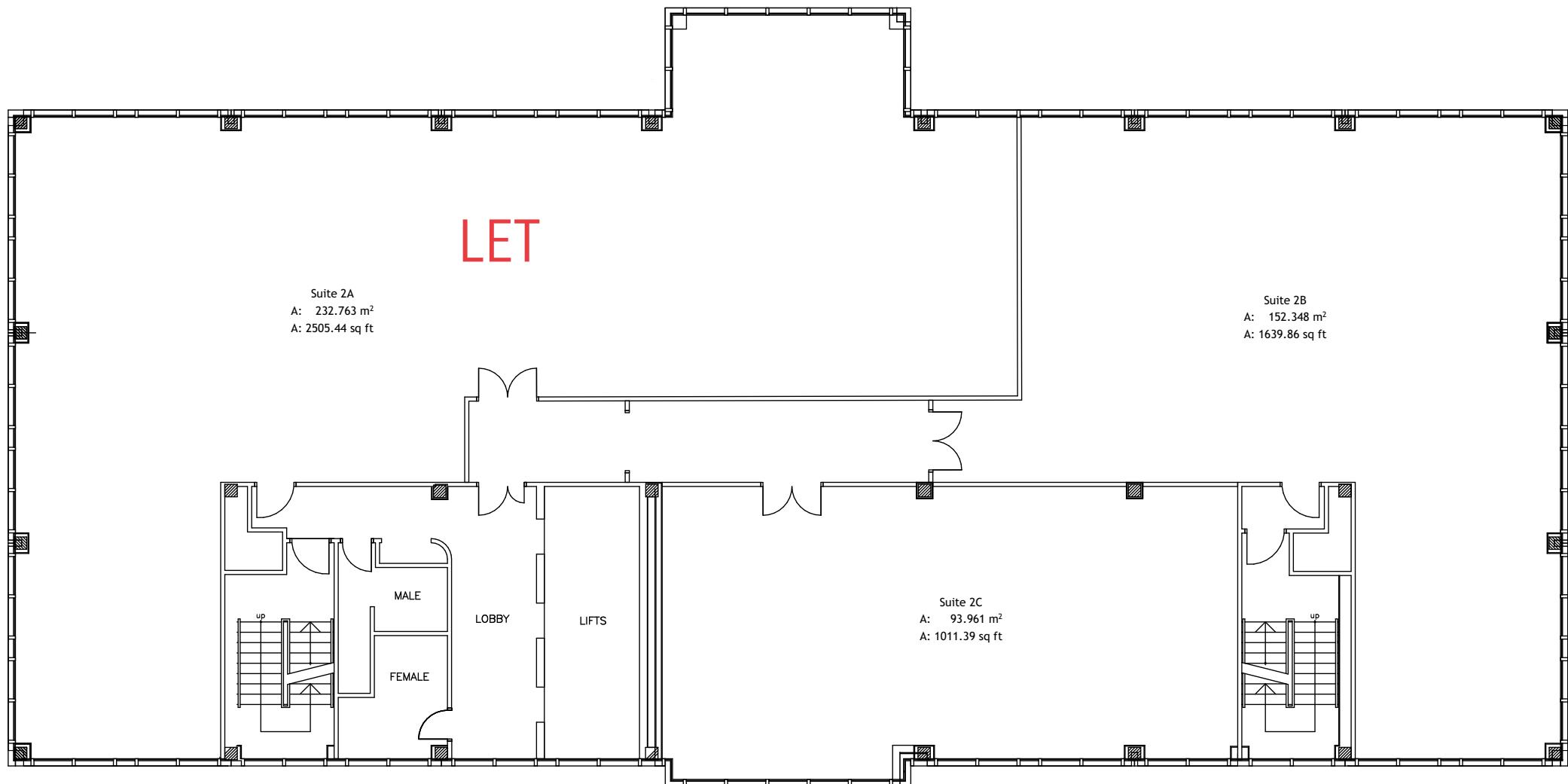
### The Code For Leasing Business Premises

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](#).

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.



LET



AVALON