

SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

**TO LET**  
**GROUND FLOOR OFFICE**  
**76 SQ M // 816 SQ FT**

PHOTO TAKEN IN 2021

BUSINESS SPACE

goadsby

**GROUND FLOOR, 7 TRINITY**  
161 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1 1JU

## SUMMARY >

- 2 ALLOCATED CAR-PARKING SPACES
- FRONTAGE TO OLD CHRISTCHURCH ROAD

RENT: £11,000 PER ANNUM EXCL.



## Location

The property is located on Old Christchurch Road which leads to the main retail and leisure area of Bournemouth and the surrounding area has seen the benefit of substantial regeneration, including the Citrus Building development. The A338 Wessex Way dual carriageway provides links to the A31 and M27 beyond and is approximately 500m from the building and the pedestrianised area of Old Christchurch Road is approximately 200m from the building.

## Description

Trinity is a development of 8 purpose built self-contained office units fronting Old Christchurch Road with car-parking to the rear in a gated car-park. 7 Trinity is a mid-terrace unit arranged over 3 floors and benefits from its own entrance to the rear of the building. The accommodation on the ground floor is arranged as an open plan office area with 2 partitioned offices and a kitchenette. The accommodation benefits from the following specification:

- Communal toilets on the landings of each level
- Carpets
- Air conditioning
- Suspended ceilings
- Kitchenette
- LED lighting
- Perimeter trunking (to part)
- Windows in the front and rear elevations
- Blinds

## Accommodation

	<b>sq m</b>	<b>sq ft</b>
Total net internal area approx.	76	816

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Parking

2 allocated car-parking spaces.

## EPC Rating

B - 35

REF:  
o23052

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## Lease

The offices are available to let by way of a new 3 year full repairing and insuring lease incorporating upward only, open market rent reviews.

## Rent

**£11,000 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

## Rateable Value

£12,500 (from 1.4.23) // £13,750 (from 1.4.26)

## Legal Costs

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

## VAT

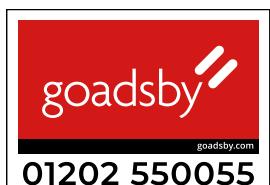
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and external repairs. We would therefore urge all applicants to make further enquiries as the existence or otherwise of service charge outgoings.

## Viewing

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



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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](#).

### 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.

[goadsby.com](http://goadsby.com)