

**TO LET**  
**GROUND & FIRST FLOORS**  
1,045 - 2,802 SQ FT  
PLUS SHARED USE OF  
MEETING ROOM



BUSINESS SPACE

goadsby

**GROUND & FIRST FLOORS, ENTERPRISE HOUSE**  
21 OXFORD ROAD, BOURNEMOUTH, DORSET BH8 8EY

## SUMMARY >

- PRIME OFFICE LOCATION
- APPROXIMATELY 500M FROM BOURNEMOUTH MAINLINE RAILWAY AND COACH STATIONS
- APPROXIMATELY 300M FROM THE A338 WESSEX WAY
- AVAILABLE BY WAY OF A NEW LEASE
- SHARED USE OF MEETING ROOM

**RENTS: FROM £17,500 - £43,500** PER ANNUM  
EXCL. OF VAT & ALL OTHER OUTGOINGS



Cooling/  
Heating



B - 43  
EPC Rating



Excellent  
Connectivity

REF:  
o13971

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## Location

- The property is located in Bournemouth's prime office district of Lansdowne
- approximately 300m from the A338 Wessex Way which provides dual carriageway links to A31 and M27 motorway
- The mainline railway station is approximately 500m from the property which provides a regular Intercity service to London Waterloo

## Description

- Enterprise House is a five storey purpose built office building fronting Oxford Road
- The premises has a communal entrance providing access to the upper floors
- The ground and first floor have an open plan layout with two small meeting rooms and a kitchenette
- To the left hand side of the building there is a vehicular access leading to the car-park at the rear of the building

## Specification

- Suspended ceiling
- Perimeter trunking
- Air conditioning
- LED lighting
- Carpet
- Lift

## Accommodation

	sq m	sq ft
Ground Floor	97	1,045
First Floor	163	1,757

**Total net internal area approx. 260 2,802**

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



## Lease

The premises are 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

Ground Floor	<b>£17,500 per annum</b>
First Floor	<b>£26,000 per annum</b>
Ground & First Floors	<b>£43,500 per annum</b>

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other

## Car Parking

The ground floor has 3 allocated car parking spaces. The first floor has 6 allocated car parking spaces.

## Rateable Value

Ground Floor	£13,500 (from 1.4.26)
First Floor	£23,500 (from 1.4.26)

The car parking spaces have separate assessments and the current base rate is £1,000 per parking space (from 1.4.26)

## Legal Costs

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

## Service Charge

A service charge will be payable in respect upkeep, management and maintenance of the common parts within the building and external repairs. The service charge is currently budgeted at approximately £5.00 per sq ft.



## EPC Rating

B - 43

## 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.

## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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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