

TO LET

OFFICE SUITES SITUATED IN BOURNEMOUTH'S PREMIER BUSINESS DISTRICT

Suites Ranging From **77 - 275 Sq M // 829 - 2,960 Sq Ft**

- Larger modules available by way of combinations of suites
- Allocated car-parking



99-101 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8DY

Work among market leaders. Occupiers in the vicinity:



Handelsbanken
britannia
parking

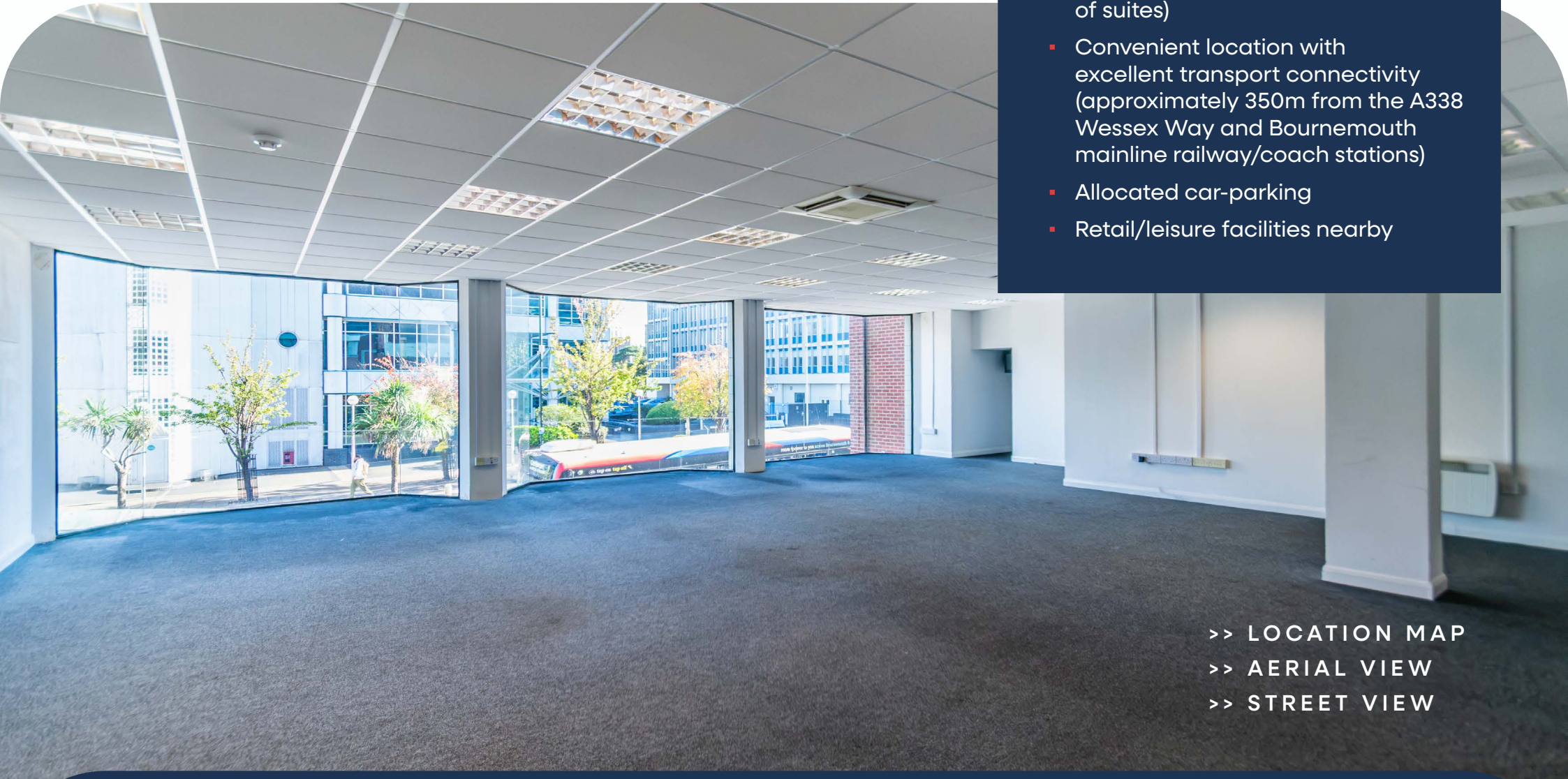


Glenigan
A F OLIVER



SUMMARY

- Suites ranging from 829 sq ft up to 2,960 sq ft (larger modules available by way of combinations of suites)
- Convenient location with excellent transport connectivity (approximately 350m from the A338 Wessex Way and Bournemouth mainline railway/coach stations)
- Allocated car-parking
- Retail/leisure facilities nearby



>> LOCATION MAP
>> AERIAL VIEW
>> STREET VIEW

99-101 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8DY

SITUATED IN THE
HEART OF THE
LANDSDOWNE, JUST
A 15 MINUTE WALK
TO THE BEACH

APPROXIMATE TRAVEL TIME
SOURCED FROM GOOGLE MAPS



99-101 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8DY



Prime location and very accessible by car, bus & train

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

Bournemouth mainline railway/coach stations and award winning beach are approximately 350m (5 minute walk) and 1km (15 minute walk) from the site respectively.

By Car

▪ Southampton	32 miles
▪ Bristol	76 miles
▪ Exeter	84 miles
▪ London	105 miles

By Train

▪ Poole	9 minutes
▪ Southampton	28 minutes
▪ London Waterloo	1 hour 45 minutes
▪ Bristol Temple Meads	2 hours 30 minutes

By Plane

Bournemouth Airport is approximately 5 miles from the site which provides domestic and international flights.

DESCRIPTION

The building occupies a prominent position fronting Holdenhurst Road approximately 25m from the Holdenhurst Road/St Swithuns Roundabout.

The building is arranged over 3 storeys with a shared entrance and reception on the ground floor. There are communal kitchenette and cloakroom facilities.

There is a car-park located at the rear of the building which is accessed via a driveway to the side.



ACCOMMODATION

Suite No.	Floor	Size sq ft	Rent pax	Parking	Rateable Values (from 1.4.26)
Suite 1	Ground floor	2,006	£30,000	6 spaces	£25,750
Suite 2	Ground floor	2,960	£45,000	9 spaces	£36,000
Suite 2A	Ground floor	829	£12,500	2 spaces	£9,900
Suite 4	First floor	1,334	£20,000	4 spaces	£15,750

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

The above rateable values are for the office accommodation and the car-parking spaces have separate assessments.

LEASES

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

SERVICE CHARGE

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

EPC RATINGS

Suite 1	D - 88
Suite 2	D - 96
Suite 2A	B - 41
Suite 4	D - 95

LEGAL COSTS

Each party is 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.

VIEWINGS

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



James Edwards 07801 734797
james.edwards@goadsby.com

Joshua Adamson 07500 894599
joshua.adamson@goadsby.com

IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

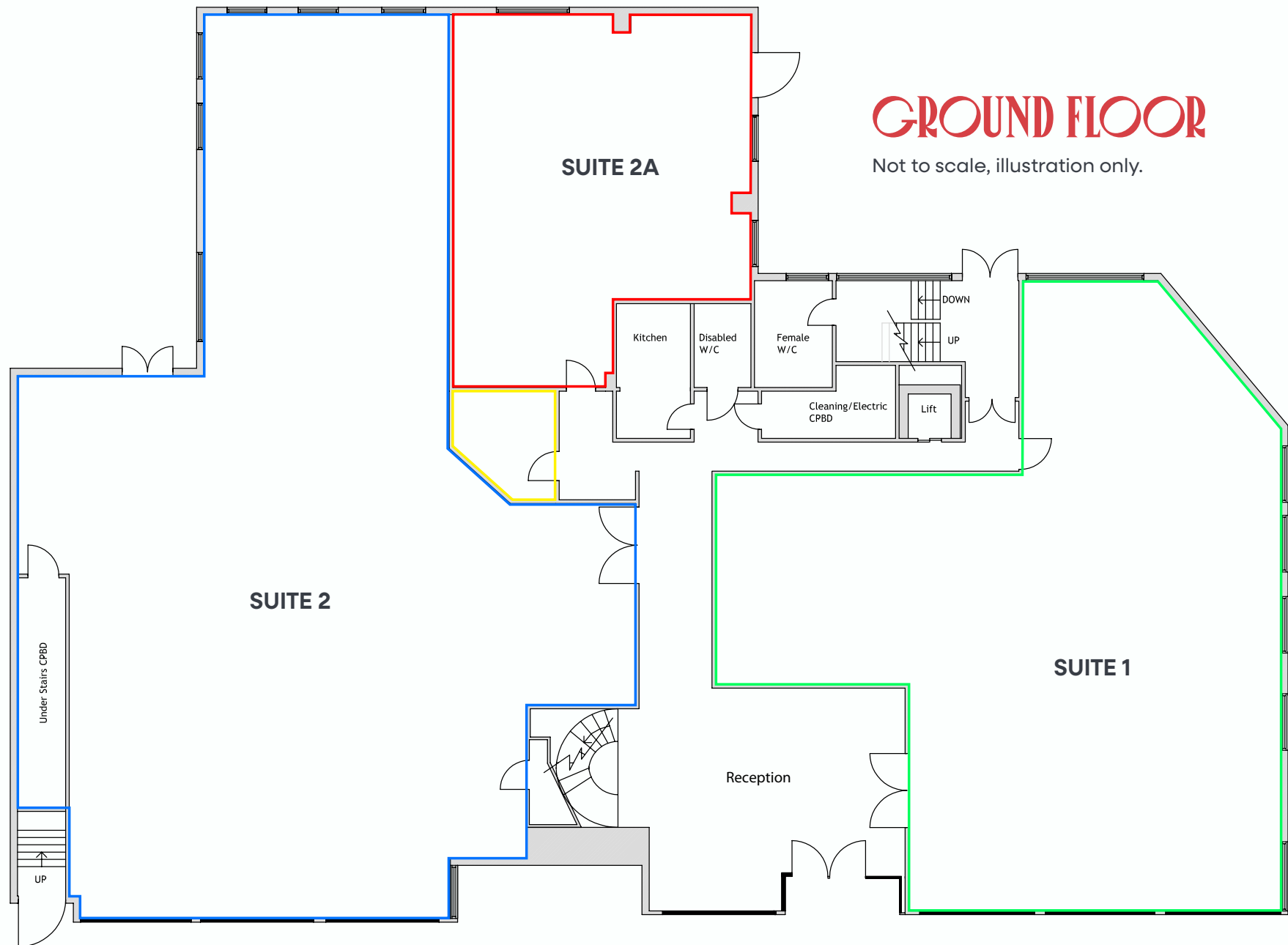
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available .

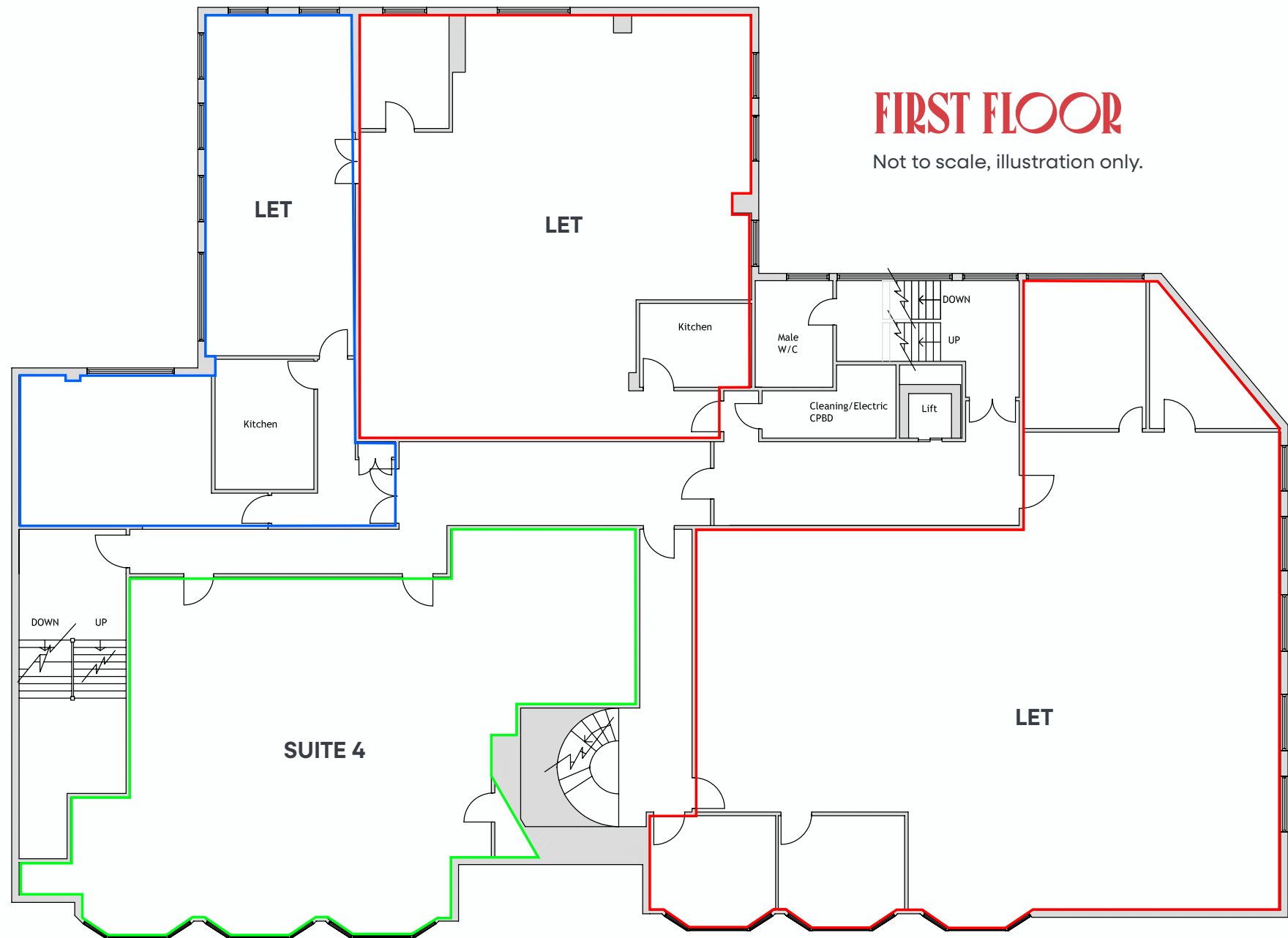
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

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.

UNDER THE ESTATE AGENTS ACT 1979, IT IS DECLARED THAT SOME OF THE DIRECTORS OF GOADSBY HAVE AN INTEREST IN THIS PROPERTY.





FIRST FLOOR

Not to scale, illustration only.