



3RD FLOOR

TRINGHAM HOUSE

TO LET

PRIME GRADE A OFFICES

2,530 // 3,756 // 6,594 SQ FT

EXCELLENT CAR-PARKING

UP TO 40 ALLOCATED SPACES PLUS SHARED USE OF VISITOR SPACES

TRINGHAM HOUSE, DEANSLEIGH ROAD, BOURNEMOUTH, DORSET, BH7 7DT



AN OPPORTUNITY TO OCCUPY THE TOP FLOOR
OF **ONE OF THE MOST** PRESTIGIOUS OFFICE
BUILDINGS IN THE BCP CONURBATION

- Third floor suite
- 2,530 // 3,756 // 6,594 sq ft
- Impressive communal areas and landscaped grounds
- Lifts
- Electric vehicle charging points
- Up to 40 allocated car-parking spaces plus shared use of visitor spaces in barrier controlled car-park
- Approximately 1km from the A338 Wessex Way



FIRST IMPRESSIONS **COUNT**

An impressive welcome for you and your clients.

TRINGHAM HOUSE, DEANSLEIGH ROAD, BOURNEMOUTH, DORSET, BH7 7DT

A **FABULOUS** LOCATION

The property is situated in a prime location, forming part of the Wessex Fields development fronting the A3060 Castle Lane East and opposite Bournemouth Hospital.

VERY ACCESSIBLE BY CAR, BUS, TRAIN & PLANE

- The A338 Wessex Way is approximately 1km from the property which provides communications throughout the conurbation and dual carriageway links to the A31 and M27 beyond
- Bournemouth mainline train station is approximately 5km from the property which provides direct services to London Waterloo, Winchester, Southampton and Poole
- There are regular bus services in the immediate vicinity
- Bournemouth Airport is approximately 5km from the building which provides domestic and international flights

CLOSE TO RETAIL AND LEISURE FACILITIES

The Village Hotel & Leisure Complex, Littledown Leisure Centre and Tesco Extra are all within 700m from the property and Castlepoint Shopping Centre is approximately 2.2km from the property.



YOUR **NEW** OFFICE

DESCRIPTION

Tringham House is an impressive four storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and landscaped grounds.

- Suspended ceilings with inset LED lighting
- Communal shower facilities and bike storage
- Electric vehicle charging points
- High quality finishes throughout
- Feature communal reception area
- Up to 40 allocated car-parking spaces with shared used of the visitor spaces in a barrier controlled car-park
- Balcony



TERMS

The accommodation is available on the following basis:

WHOLE OF THE THIRD FLOOR

- Floor area: 613 sq m / 6,594 sq ft plus the balcony area
- 40 allocated car-parking spaces (including 4 EV charging points) plus shared use of the visitor parking

Available by way of an assignment of the existing lease:

- Lease: 10 year full repairing and insuring lease expiring 30 June 2033
- **Current Passing Rent: £153,985 per annum exclusive**
- Tenant's option to break: 30 June 2028, subject to serving at least 3 months notice
- Rent review date: 1 July 2028

SUITE 1, THIRD FLOOR

- Floor area: 349 sq m / 3,756 sq ft plus shared use of the balcony area
- 24 allocated car-parking spaces (including 2 EV charging points) plus shared use of the visitor spaces

Available on the following basis:

- A new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews
- **Rent: £93,900 per annum exclusive of VAT and all outgoings**

SUITE 2, THIRD FLOOR

- Floor area: 235 sq m / 2,530 sq ft plus shared use of the balcony area
- 16 allocated car-parking spaces (including 2 EV charging points) plus shared use of the visitor spaces

Available on the following basis:

- A new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews
- **Rent: £63,250 per annum exclusive of VAT and all outgoings**

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.

RATEABLE VALUE

The rateable value for the whole floor (offices) is £88,000 (from 1.4.23)

The rateable value for the 40 car parking spaces is £19,000 (from 1.4.23)

EPC RATING

B - 34



3RD FLOOR TRINGHAM HOUSE

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.



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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.

IMPORTANT

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed tenant once a 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 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.

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**.

