



**GROUND FLOOR, TRINGHAM HOUSE, DEANSLEIGH
ROAD, BOURNEMOUTH, BH7 7DT**

OFFICE TO LET

7,584 SQ FT (704.58 SQ M)



Summary

TO LET – GROUND FLOOR GRADE A OFFICE ACCOMMODATION

Available Size	7,584 sq ft
Rent	Rent on application
EPC Rating	B (34)

- Opportunity to occupy the ground floor of a prestigious office building with prominence to Castle Lane East
- Grade A office accommodation
- Excellent car parking ratio of 1:190 sq ft
- Impressive reception and landscaped grounds
- 40 allocated car parking spaces plus use of shared visitors parking



photo taken in 2019 and shows second floor

Location



**Ground Floor, Tringham
House Deansleigh Road,
Bournemouth, BH7 7DT**

Tringham House occupies a prominent corner position fronting Castle Lane East and Deansleigh Road. It forms part of the Wessex Fields development situated opposite Bournemouth Hospital. The property benefits from excellent access to the A338 Wessex Way, which is approx. half a mile distant, providing excellent access to the main road network across the conurbation.

The property is located opposite Bournemouth Hospital bus station, which is serviced by M1, 22, 24, 33, 14, 15, X1, X2, X3 and X6 routes. In the nearby vicinity, there is a Costa Coffee, Co-Op, Tesco, The Village Hotel & Gym and Starbucks providing amenities for employees.





Further Details

Description

Tringham House is a 4-storey office building providing impressive Grade A office accommodation with excellent car parking provision. There is a barrier entry car park and landscaped grounds externally, which lead to an impressive communal reception area. There are communal W.C and shower facilities. The ground floor is currently arranged as predominantly open plan with a partitioned board room and 2 partitioned offices. The accommodation benefits from the following brief specification:

- Suspended ceilings
- LED lighting
- Carpets
- Air conditioning

Externally, there are EV charging points and bicycle storage. There are 40 allocated car parking spaces which provides an excellent car parking ratio of approx. 1 space per 190 sq ft. Additionally, there are shared visitors parking spaces.

Viewings

Strictly by appointment through the sole agent.

Lease Terms

Available by way of a new effective full repairing and insuring lease for a negotiable term incorporating periodic upwards only, open market rent reviews.

Rateable Value

To be reassessed – currently assessed with the first and second floors.

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



Nik Cox

ncox@vailwilliams.com

07870 557410

0238 082 0900



**Vail
Williams**