

# BOURNEMOUTH

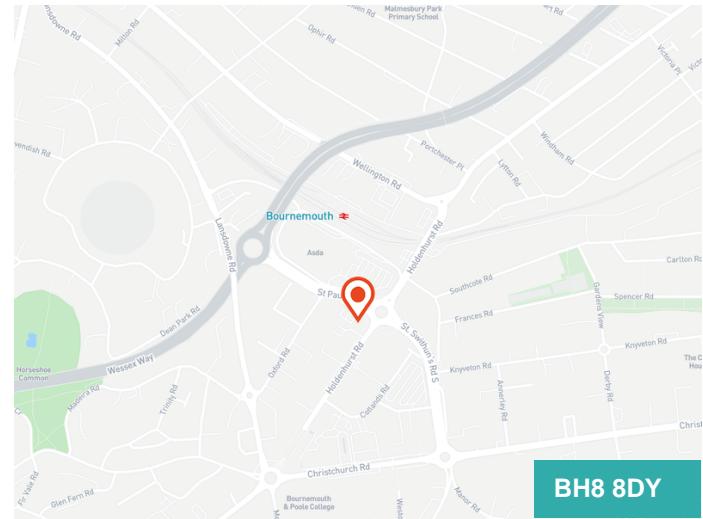
Fifth Floor Waverley House,  
115-119 Holdenhurst Road,  
BH8 8DY



## OFFICE TO LET

**1,449 SQ FT**

- Modern, fitted office accommodation
- Bournemouth railway station only 600m away
- Prominently located
- 4 car parking spaces
- Short term letting available



**BH8 8DY**

## Summary

<b>Available Size</b>	1,449 sq ft
<b>Rent</b>	£26,082 per annum exclusive
<b>Service Charge</b>	£7,687 per annum
<b>EPC Rating</b>	Upon Enquiry

## Description

The suite is located on the 5th floor and accessed by way of two passenger lifts and stairwell from a well presented secure ground floor lobby.

Each floor has alternate male & female WCs

The suite has two elevations of glazing with good views and is fitted out to include a kitchen, boardroom and open plan offices.

## Location

Waverley House is prominently located on corner of the A35/ St Pauls Road & Holdenhurst Road opposite ASDA and located in a recognised office district of the Town. The Railway station is only 600m away and the beach 0.5 miles. The property has a private gated car park, providing a ratio of 1:385 sq ft.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
5th	1,449	134.62	Available

## Viewings

Strictly by appointment through the sole agents.

## Terms

The suite is available to sub-lease until March 2023, or a new FRI lease is available on terms to be agreed

## VAT

We understand VAT is applicable on the disposal of this premises.



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