

SUITE 4, EVERDENE HOUSE, BOURNEMOUTH, BH7 7DU

OFFICE TO LET

2,561 SQ FT (237.92 SQ M)

Vail Williams

Summary

GRADE A OFFICE ACCOMMODATION WITH EXCELLENT CAR PARKING

Available Size	2,561 sq ft
Rateable Value	£41,250 (from 1.04.26). Car parking spaces separately assessed.
EPC Rating	B (45)

- Grade A office accommodation in prestigious office development
- Excellent car parking provision of 1 space per 183 sq ft
- Close to public transport network
- Excellent access to A338
- Raised access floors
- Impressive landscaped grounds
- Air conditioning

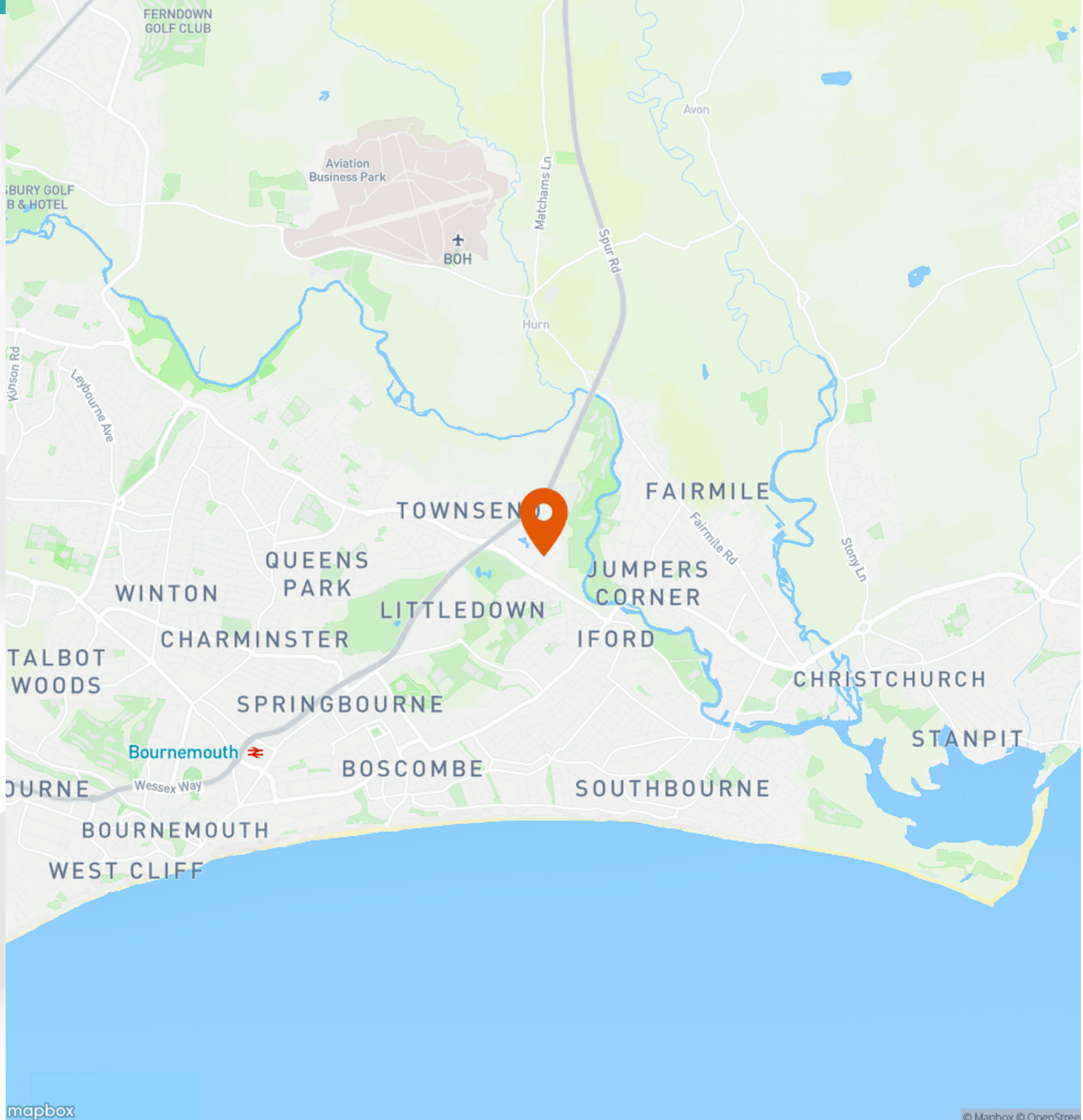


Location

Suite 4, Everdene House,
Deansleigh Road,
Bournemouth, BH7 7DU

Everdene House is situated in a prime location, forming part of the Wessex Fields Development, just off the A3060 Castle Lane East, approximately 900m from the A338 Wessex Way. The property is opposite the Royal Bournemouth Hospital and amenities within the area include Tesco, Starbucks, Village Hotel, Costa Coffee, Co-Op and Burger King.

Nearby occupies include: JP Morgan Chase, Ageas, Bournemouth Crown Court, NHS and Allianz.




STARBUCKS
COFFEE

Further Details

Description

Everdene House provides Grade A office accommodation in a prestigious office development with impressive landscaped grounds and excellent car parking provision.

Suite 4 is situated on the second floor and has lift access. The open plan accommodation benefits from fantastic natural daylight with opening windows. There are carpets, suspended ceiling, lighting, air conditioning, central heating and raised access floor. There is a kitchenette and shared W.C and shower facilities.

Externally, there are beautifully landscaped grounds with seating areas, water features, and a bicycle shelter. There is a barrier-controlled car park providing 14 parking spaces in addition to on-site visitors parking. There is electric vehicle charging on site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	2,561	237.92	Available
Total	**2,561**	**237.92**	

Viewings

Strictly by appointment through the sole agent.

Terms

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

Legal Costs

Each party to bear 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.

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.



Enquiries & Viewings



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View on our website

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