



**FIRST FLOOR WAVERLEY HOUSE, 115-119
HOLDENHURST ROAD, BOURNEMOUTH, BH8 8DY**

OFFICE TO LET

3,690 SQ FT (342.81 SQ M)



Summary

FULLY FITTED OFFICES AVAILABLE
WITH CAR PARKING OPPOSITE
BOURNEMOUTH TRAIN STATION

Available Size	3,690 sq ft
Rent	Rent on application
EPC Rating	B (75)

- Fully fitted offices available (subject to terms)
- 10 car parking spaces
- Situated in Bournemouth's premier office district
- Air conditioning
- 2 x 8 person passenger lifts
- Shower facilities and cycle racks
- EV charging points
- Disabled access
- Approximately 350m from Bournemouth's mainline railway / coach stations
- Approximately 350m from the A338 Wessex Way



Location



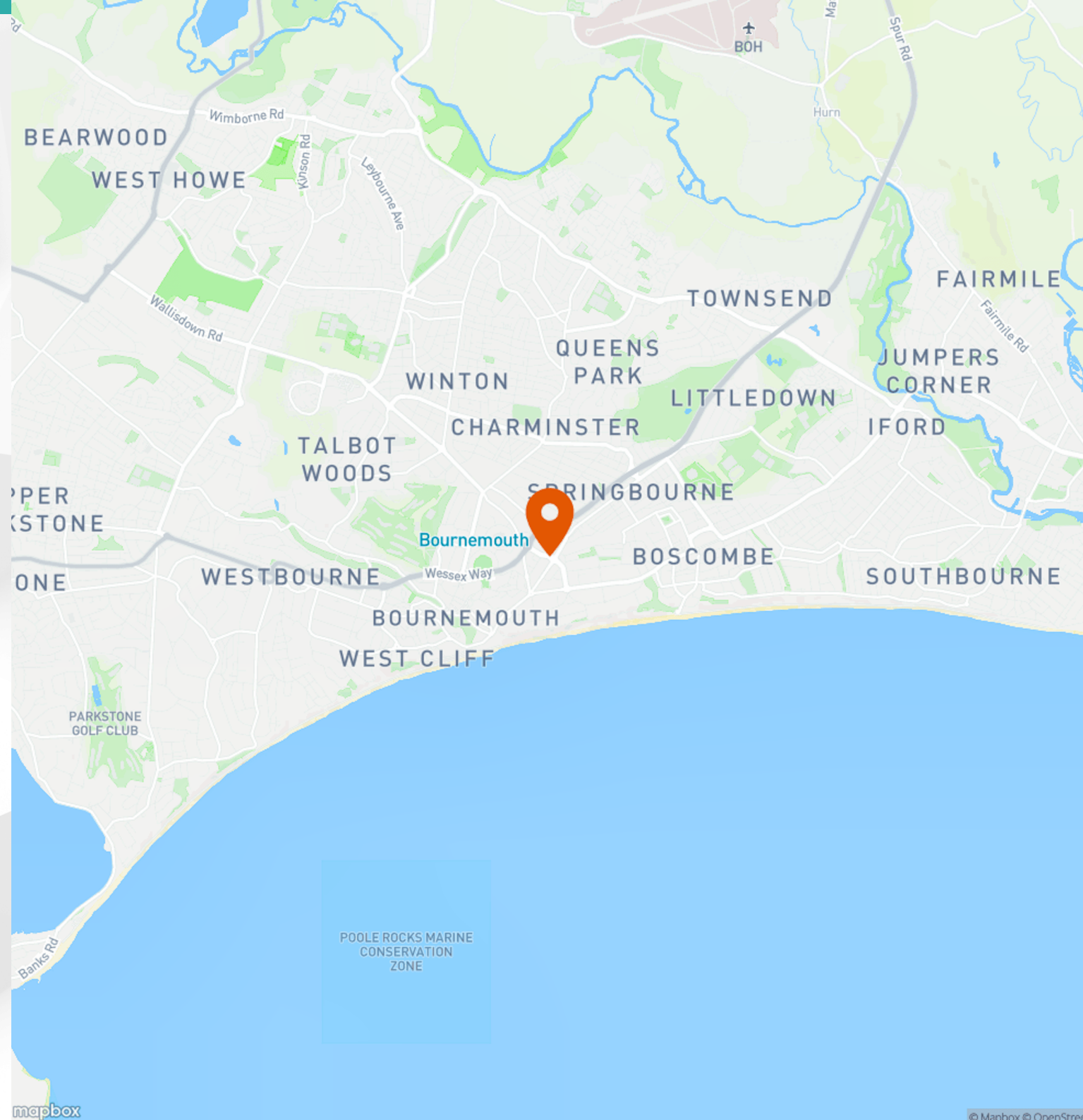
First Floor Waverley House
115-119 Holdenhurst Road,
Bournemouth, BH8 8DY

Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of London and 32 miles south-west of Southampton.

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

The Lansdowne district, which has witnessed a surge in development activity over the recent years, is home to many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College.

Bournemouth mainline railway/coach stations and award winning beach are approximately 350m (5 minute walk) and 1km (9 minute walk) from the site





Further Details

Description

Fully fitted office available in refurbished Waverley House (subject to terms).

Waverley House is an impressive 7 storey office building providing Grade A accommodation with an attractive reception and generous car-parking in a barrier controlled car-park, some of which is at basement level.

The building benefits from the following features:

- Suspended ceilings with inset lighting
- Air conditioning
- Communal male, female and disabled cloakroom and shower facilities
- Electric vehicle charging points
- 72 car-parking spaces, including visitor spaces
- 2 x 8 person passenger lifts

Accommodation

Waverley House is a landmark office building dominating the south-west corner of Holdenhurst Road / Station Roundabout. It has recently been extensively refurbished and the landlord is offering fully fitted options (subject to terms). This can include partitioning, desks and break out areas. Please contact us for further details.

Name	sq ft	sq m	Availability
1st - Floor	3,690	342.81	Available
Total	3,690	342.81	

Viewings

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

Lease

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

Rent

Rent on application.

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 Values

To be reassessed.

EPC Rating

B

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





Enquiries & Viewings



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