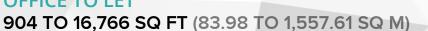


RODDIS HOUSE, 12 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, BH1 1LG







Summary

TOWN CENTRE OFFICES TO LET 904 SQ FT – 6,971 SQ FT

Available Size	904 to 16,766 sq ft		
Rent	£9,950 - £47,850 per		
	annum		
Service	A service charge is		
Charge	payable in respect of		
	the upkeep,		
	management and		
	maintenance of the		
	communal areas and		
	external parts of the		
	building.		
Legal Fees	Each party to be		
	responsible for their		
	own legal costs.		
EPC Rating	Upon Enquiry		

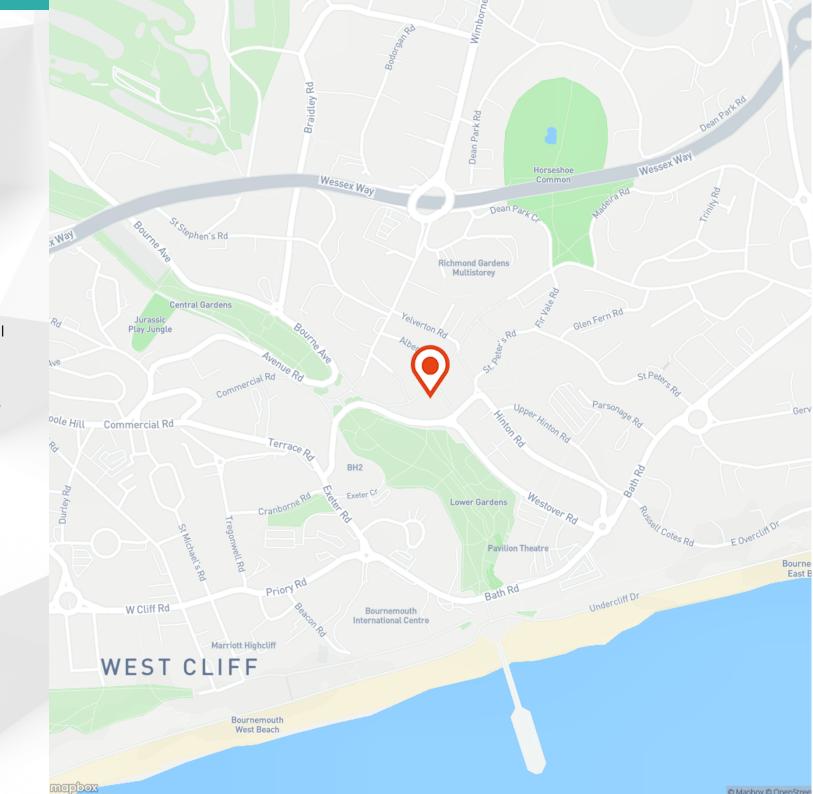
- Town centre offices with suites with views over Bournemouth Gardens and the sea
- Lift access
- Air conditioning (5th floor)
- LED lighting
- Small Business Rates Relief on qualifying suites



Location



Roddis House is located in
Bournemouth's Town Centre and
benefits from being within close
proximity to the main bus stops on
Gervis Place. There are a number of
retail, restaurant and banking facilities all
within walking distance from the offices.
There are a number of car parks in the
surrounding area where parking permits
are available.





Further Details

Description

Roddis House is a 7-storey building with offices on the upper floors. The offices have a dedicated reception and entrance at ground floor level providing lift and stair access to the offices. Some of the office suites benefit from views overlooking Bournemouth Lower Gardens and the sea.

Accommodation

The accommodation comprises the following (the rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance)

Name	sq ft	sq m	Rent
2nd - Whole Floor	6,971	647.63	Upon enquiry
3rd - Suite 6A	1,087	100.99	£14,150 per annum exc
3rd - Suite 6B	1,507	140	£19,595 per annum exc
3rd - Suite 8	1,089	101.17	Upon enquiry
3rd - Suite 9	904	83.98	£9,950 per annum exc
4th - Suite 11	2,018	187.48	£26,250 per annum exc
5th - Suite 17	3,190	296.36	£47,850 per annum exc
Total	16.766	1.557.61	

Terms

The office suites are available to let by way of new effective full repairing and insuring leases for a negotiable term, incorporating upward only, open market rent reviews.

EPC

Suite 6a - B(50) Suite 6b - C(51) Suite 9 - C(55)

Specification

Suites 6A, 6B, 11 and 17 benefit from the following specification:

- New suspended ceiling
- New LED lighting
- New carpets (to be installed in Suite 17)
- Air conditioning (Suite 17 only)
- New kitchenette (to be installed in Suite 17)

The 2nd floor and Suites 8 and 9 are awaiting refurbishment.

VAT

All quoted rents and outgoings are quoted exclusive of VAT at the prevailing rate.

Rateable Values

2nd Floor - to be reassessed

3rd Floor - Suite 6A - £15,000 (from 01.04.23)

3rd Floor - Suite 6B - £21,000 (from 01.04.23)

3rd Floor - Suite 8 - £14,500 (from 01.04.23)

3rd Floor - Suite 9 - £12,250 (from 01.04.23)

4th Floor - Suite 11 - £27,250 (from 01.04.23)

5th Floor - Suite 17 - £37,250 (from 01.04.23)

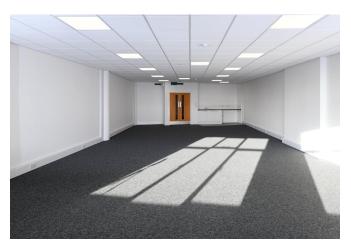
AML

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



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