



## Bournemouth Works

Vale Road, Bournemouth, BH1 3SJ

**Refurbished industrial & creative space in Bournemouth with exceptional power capabilities and secure yard.**

**35,040 sq ft**  
(3,255.32 sq m)

- Former data centre – exceptional power capacity
- 5.1m ground floor and 4.1m first floor clear heights
- Fully refurbished to a clean white shell specification
- Secure gated yard with loading bays
- Glazed entrance suitable for client facing uses
- Flexible layout for industrial, creative, studio or R&D occupiers

# Bournemouth Works, Vale Road, Bournemouth, BH1 3SJ

## Description

A striking former data centre comprehensively refurbished to provide a high spec industrial and creative hub. The property offers 35,040 sq ft of flexible accommodation arranged over two floors, with excellent clear heights and power capacity rarely available in the region.

Finished to a clean white shell with new elevations, insulated cladding, roller shutters and a feature glazed entrance, the unit is ready for immediate occupation or bespoke fitout. The layout and infrastructure make it ideally suited to a wide range of uses including film and TV production, creative studios, technology, R&D, advanced manufacturing or hybrid workspace occupiers.

## Location

The property is located in Bournemouth, benefiting from strong transport connectivity and access to the South Coast talent base. The A338 is within easy reach, providing direct links to the wider Dorset road network, while Bournemouth Railway Station offers regular mainline services. The location is well suited to occupiers seeking regional accessibility combined with an established commercial and creative environment.

## Accommodation

The accommodation comprises the following areas:

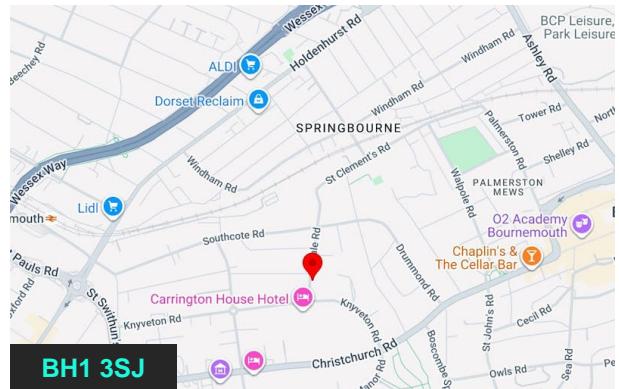
Name	sq ft	sq m	Availability
Ground	17,520	1,627.66	Available
1st	17,520	1,627.66	Available
<b>Total</b>	<b>35,040</b>	<b>3,255.32</b>	

## Viewings

Viewings solely with the sole agents Omega RE 02382 355799

## Terms

New Full Repairing and Insuring lease, for terms to be agreed.



## Summary

**Available Size** 35,040 sq ft  
**EPC Rating** Upon enquiry

## Viewing & Further Information



**Nella Pang**  
02382 355799 | 07738 625 431  
nella@omega-re.co.uk



**Ed Roberts**  
02382355799 | 07380 997602  
ed@omega-re.co.uk