

## TO LET

### HIGH QUALITY MODERN OFFICE SUITE

Part first floor  
8 Trinity  
161 Old Christchurch Road  
Bournemouth  
BH1 1JU

- \* Bournemouth Town Centre location with street frontage on to Old Christchurch Road
- \* Air conditioning
- \* 414 sq ft modern office suite
- \* Undergoing refurbishment
- \* New lease
- \* Rent **£9,000** per annum



## LOCATION

The property is located in a prominent established position midway along Old Christchurch Road, the main thoroughfare linking The Lansdowne (Bournemouth's commercial district) with the town centre with its abundance of High Street names.

The A338 Wessex Way provides immediate links to the A31 / M27 and beyond and is only a few hundred yards away

Trinity is a quality development of 8 purpose built self-contained office units fronting onto Old Christchurch Road. Unit 8 is three-storey and end of terrace with available accommodation being part of the first floor.

Ladies and gents cloakrooms are shared with other occupiers of the building.

## ACCOMMODATION

**Part first floor – 414 sq ft**

Features include:

- ◆ Recessed lighting
- ◆ Kitchenette
- ◆ Entry phone system
- ◆ Air conditioning

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£9,000** per annum.

**VAT** All figures quoted are exclusive of VAT

## ENERGY PERFORMANCE CERTIFICATE

Awaiting details

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value – to be re-assessed

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Stephen Chiari  
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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

### Plan part first floor office

