

TO LET

876 sq ft and 1,079 sq ft

TWO MODERN SELF-CONTAINED OFFICE SUITES WITH PARKING AT

**Units 6 and 7 Churchill Court
33 Palmerston Road
Bournemouth BH1 4HN**

- * Located in purpose built, modern gated development
- * Two available suites: -
 - Ground floor - Unit 6 - 1,079 sq ft
 - Ground floor - Unit 7 - 876 sq ft
- * On-site car parking
- * Presented to a good standard with good natural light
- * Rent - Unit 6 - £16,500 pax
- * Rent - Unit 7 - £12,000 pax
- * New leases by negotiation



LOCATION

Churchill Court is made up of nine self-contained office units accessible from Palmerston Road. The offices are within close proximity to the Sovereign Shopping Centre and Boscombe High Street.

ACCOMMODATION

The office is a mid-terraced two-storey premises. Units 6 & 7 abut each other and are both arranged as 3-4 individual offices with private board rooms. Features include:-

- ❖ Alarm system
- ❖ Carpeted
- ❖ Central heating
- ❖ Kitchen facility
- ❖ Male and female WCs
- ❖ Blinds
- ❖ Suspended ceiling with Cat II lighting to part
- ❖ Perimeter trunking
- ❖ Allocated parking

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

TENURE

The premises are available on new leases, the length of which will be determined by negotiation. Any lease will incorporate regular, upward only rent reviews.

RENT

Unit 6 - £16,500 per annum exclusive
Unit 7 - £12,000 per annum exclusive

Rents are exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings payable quarterly in advance by standing order.

LEGAL COSTS

An ingoing tenant will be required to contribute towards the landlord's legal costs incurred in the preparation of the lease.

BUSINESS RATES (source: www.voa.gov.uk)

Unit 6 - Rateable Value - £12,750 (April 2023)

Unit 7 - Rateable Value - £ 8,500 (April 2023)

Small Business Rate Relief will apply, subject to status

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATES

Commissioned

ANTI MONEY LAUNDERING REGULATION

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

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](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-



Ellis &
Partners

Steve Chiari
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01202 550245

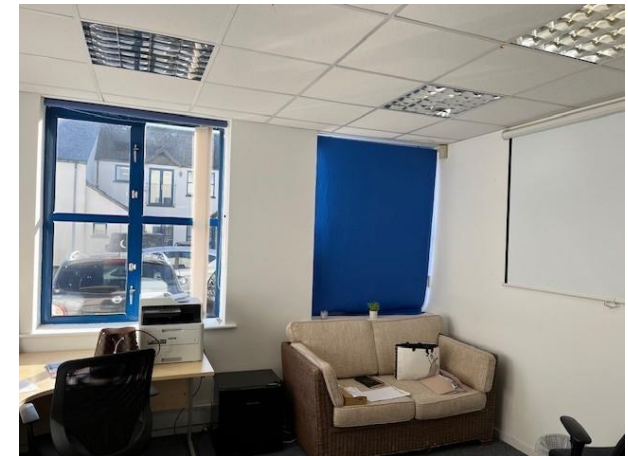
John Shannessy
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Unit 6



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Unit 7



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