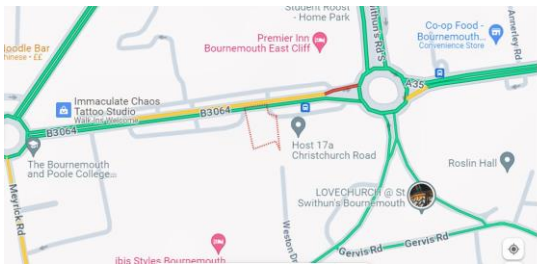


TO LET

Town Centre Offices (924 – 1,883 sq ft)

**At Beacon House
15 Christchurch Road
Bournemouth
BH1 3LB**

- ◆ Town centre location in the heart of Bournemouth's commercial district
- ◆ Most attractive art deco building
- ◆ First floor – 924 sq ft (NIA)
- ◆ Second floor – 959 sq ft (NIA)
- ◆ Available individually or as one suite
- ◆ 4 car spaces per floor
- ◆ Lift
- ◆ New Lease
- ◆ Rents – £13,000 pa per floor



LOCATION

Beacon House is situated in a near prime commercial location in the very heart of Bournemouth's Business district between the Lansdowne roundabout and St Swithuns Roundabout (A35), a short walk from Bournemouth Railway station and enjoying good communication immediately off the Wessex Way (A338).

Beacon House is an attractive, detached 4-storey art deco office building with each floor accessed via a commercial central stairwell and lift serving all floors.

ACCOMMODATION

Attributes include:

- * Gas central heating
- * Fully carpeted
- * Double glazing
- * Lift to all floors

First floor

A 5 roomed office suite with kitchenette and cloakroom / WC of 924 sq ft (NIA)

Second floor

A 5 roomed office suite with kitchenette and cloakroom / WC of 959 sq ft.



Outside

On-site car parking for 4 vehicles per floor

LEASE

Each floor is offered individually or as one on a new lease, terms to be agreed at a commencing rent of £13,000 per annum per floor + VAT.

In addition, a service charge is levied for the maintenance and upkeep of the communal parts of the building. This is capped at £3,000 + VAT.

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

Rateable value - first floor - £11,750

Rateable value - second floor - £11,750

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D each floor

The full EPC and recommendations report are available on request

VAT

All figures quoted are exclusive of VAT

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 Nettleship Sawyer:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245



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.