

TO LET

High quality office suites (495 – 785 sq ft)

Suites 10, 11 & 12
Lower ground floor
896 Christchurch Road
Bournemouth
BH7 6DL

- ◆ Located in landmark building on busy main thoroughfare and bus route
- ◆ Whole building has been refurbished throughout to a very high standard
- ◆ Three self-contained suites of 496 sq ft, 732 sq ft and 785 sq ft
- ◆ New lease, terms to be agreed
- ◆ Rents (inclusive of utilities)
 - Suite 10 - £ 800 pcm
 - Suite 11 - £1,250 pcm
 - Suite 12 - £1,250 pcm
- ◆ Further information on application



LOCATION

The suites form the lower ground floor of this landmark building which is situated at the junction of Christchurch Road with Hannington Road.

Christchurch Road is the main thoroughfare (A35) linking Christchurch and Bournemouth Town Centre and is a main bus route.

There is unrestricted on-street parking in Hannington Road and roads off Christchurch Road and some restricted parking along this part of Christchurch Road.

The offices are also within easy walking distance of the densely populated residential areas of Boscombe, Boscombe East and Southbourne.

ACCOMMODATION

- * Quality finish throughout
- * Electric central heating
- * Fully fitted kitchens to each suite
- * Fitted shower rooms / cloakrooms to each suite
- * Amtico flooring throughout
- * Fitted blinds
- * Rents, inclusive of utilities

RENTS

Suite 10 – 495 sq ft £ 800 pcm
 Suite 11 – 785 sq ft £1,250 pcm
 Suite 12 – 732 sq ft £1,250 pcm

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

To be separately assessed

ENERGY PERFORMANCE CERTIFICATE

Each unit has a B Rating

The full EPC and recommendations report are available on request

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.

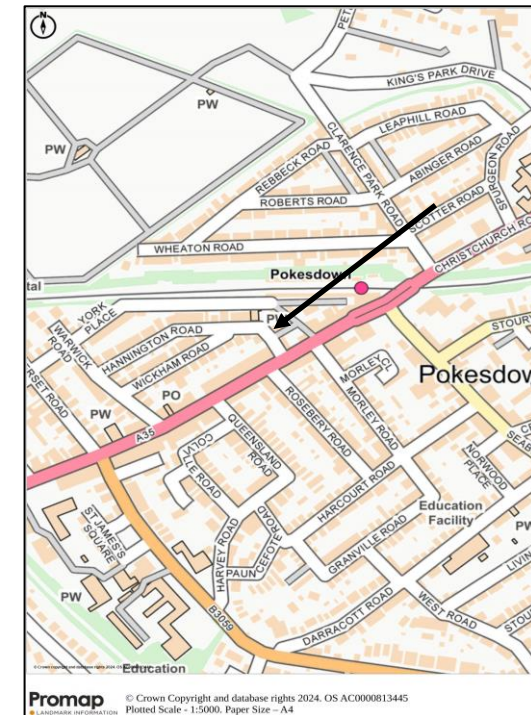
The Code can be viewed [HERE](#)

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.



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