



First Floor, Suites 1-6

TELEPHONE HOUSE

18 Christchurch Road, Bournemouth, **BH1 3NE**

**MODERN OFFICE SUITES IN ONE OF
BOURNEMOUTH'S PRINCIPAL OFFICE BUILDINGS**

FROM 19 SQ M (202 SQ FT) UP TO 113 SQ M (1,215 SQ FT)

LARGER MODULES AVAILABLE BY COMBINING SUITES



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BEAUTIFULLY PRESENTED OFFICE SUITES IN ONE OF BOURNEMOUTH'S PRINCIPAL OFFICE BUILDINGS

SUITE SIZES

From 202 sq ft up to 1,215 sq ft

Larger modules available by combining suites

REQUIRE FLEXIBILITY?

Minimum commitment of 12 months with six monthly break options thereafter

FEATURES

- » Convenient location with excellent transport connectivity
- » On-site parking (to some suites)
- » Communal kitchenette/break-out area
- » Lift
- » Air conditioning
- » Bicycle racks



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LOCATION

Telephone House occupies a prominent position fronting Christchurch Road in Bournemouth's premier office district, Lansdowne.

The area has many companies in the financial services, digital and service sectors as well as Bournemouth University and Bournemouth & Poole College.

- » A338 Wessex Way 800m
- » Bournemouth Town Centre 1.5km
- » Bournemouth train station 750m
- » Clifftop 550m

Approximate distances from Google maps.

Retailers/Amenities

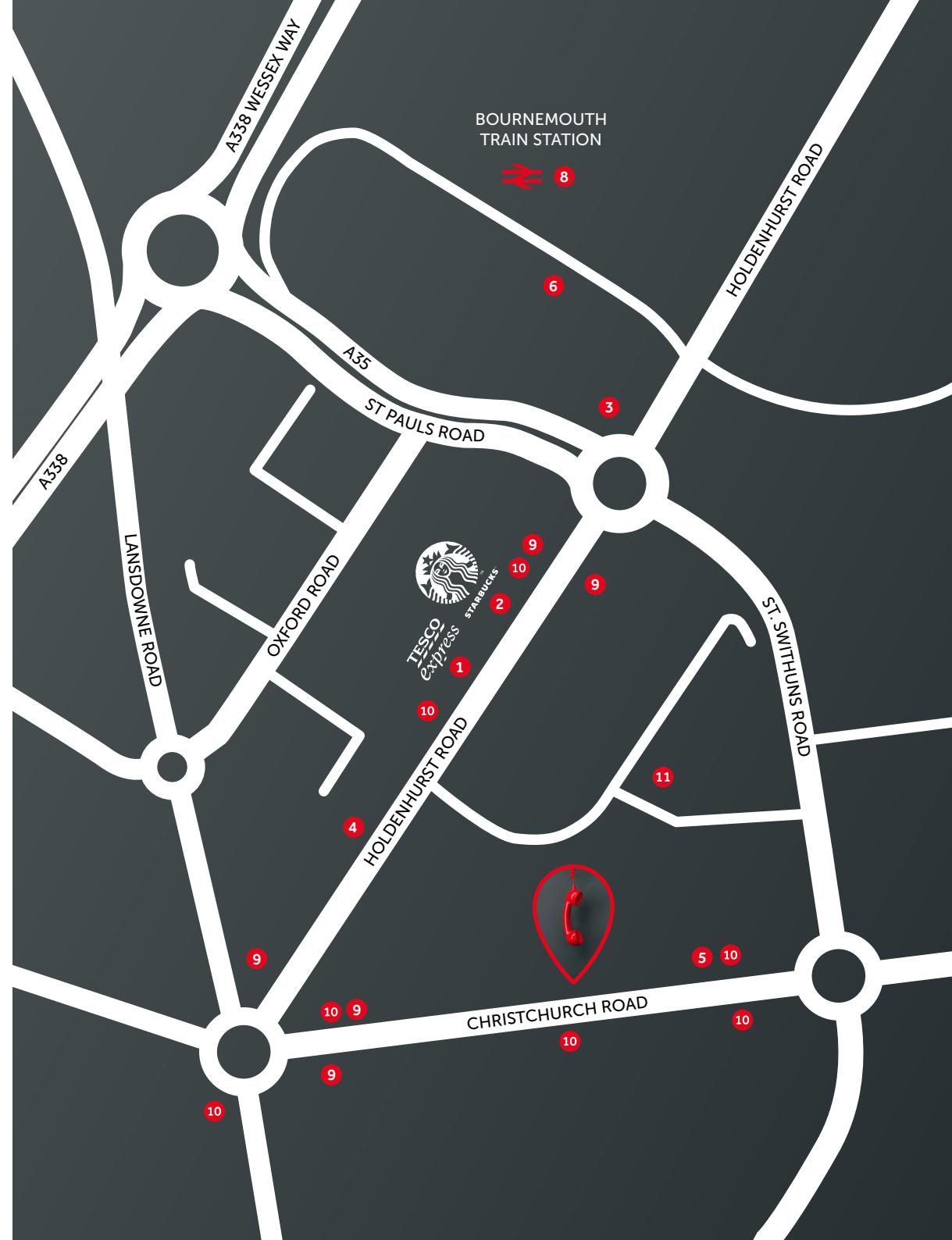
1. Tesco Express
2. Starbucks
3. Asda
4. Subway
5. Premier Inn
6. Better Gym
7. KFC

Transport

8. Bournemouth mainline railway & coach station
9. Bus stops
10. Beryl bike stations

Car Parks

11. Cotlands Road (420 spaces)



DESCRIPTION

Telephone House is a detached five storey office building which has been refurbished to provide high specification office accommodation with air conditioning. There is an impressive communal reception area leading to the core where there are communal cloakroom facilities and access to all floors.

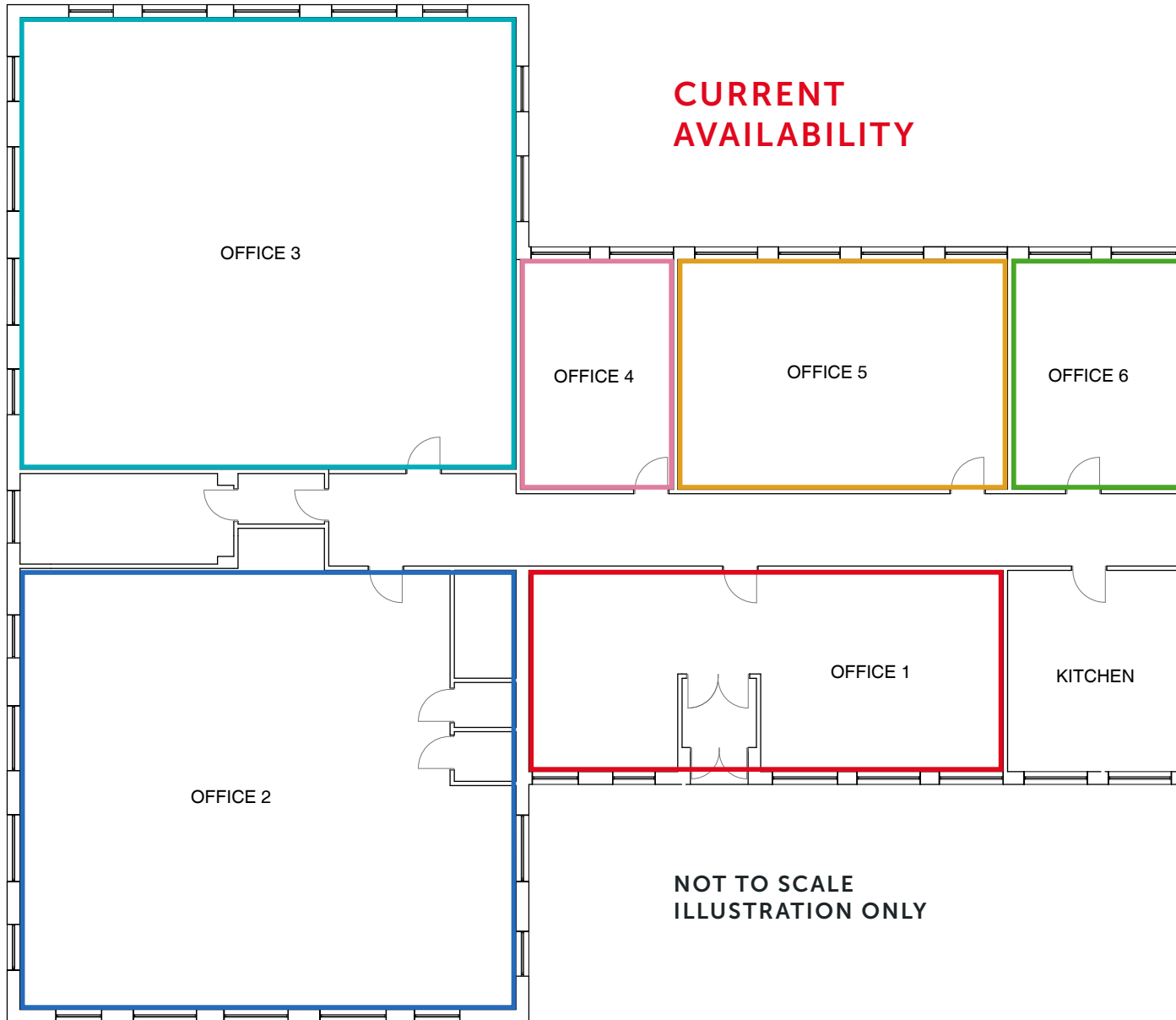
The subject suites are accessed from the core area on the first floor.

Externally, there is a car-park to the rear and side of the building which is accessed from Christchurch Road and York Road.

SPECIFICATION

- » Air conditioning
- » Suspended ceilings with inset lighting
- » Communal, male, female and disabled cloakrooms
- » Communal kitchenette/break-out area
- » Carpets





Suite 1
 Size 584 sq ft
 Rent £11,500 per annum
 Parking 1 car-parking space
 Service Charge £2,491.22 per annum
 Rateable Value To be reassessed

Suite 2
 Size 1,178 sq ft
 Rent £18,850 per annum
 Parking 2 car-parking spaces
 Service Charge £5,024.89 per annum
 Rateable Value To be reassessed

Suite 3
 Size 1,215 sq ft
 Rent £19,500 per annum
 Parking 2 car-parking spaces
 Service Charge £5,182.72 per annum
 Rateable Value To be reassessed

Suite 4
 Size 206 sq ft
 Rent £5,000 per annum
 Service Charge £878.72 per annum
 Rateable Value To be reassessed

Suite 5
 Size 384 sq ft
 Rent £8,500 per annum
 Parking 1 car-parking space
 Service Charge £1,638 per annum
 Rateable Value To be reassessed

Suite 6
 Size 202 sq ft
 Rent £5,000 per annum
 Service Charge £861.65 per annum
 Rateable Value To be reassessed

NOTE:

Rent: All rents above are exclusive of VAT and all other outgoings.

Service Charge: The service charge payable contributes towards the maintenance, repair and upkeep of the common parts within the building, the service charges above are exclusive of VAT.

Electricity for the Suites: Sub-meters will be installed and tenants will be responsible for this outgoing.

Buildings insurance: Tenants will be responsible for paying a proportion of the buildings insurance.

LEASES

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating tenants options to break after 12 months of the term, subject to providing at least 6 months prior written notice.

EPC RATINGS

New Energy Performance Certificates have been commissioned.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transactions.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

VIEWINGS

Strictly by prior appointment through the sole agents, Goadsby, through whom all negotiations must be conducted.



James Edwards

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07801 734797

IMPORTANT

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).





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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.