



Second Floor

TELEPHONE HOUSE

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

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

675 SQ M // 7,262 SQ FT

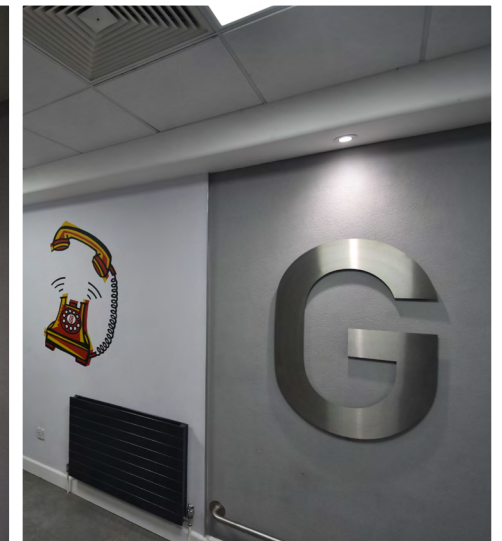


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MODERN OFFICE SUITE IN ONE OF BOURNEMOUTH'S PRINCIPAL OFFICE BUILDINGS

- » 7,262 sq ft
- » Convenient location with excellent transport connectivity
- » 9 car-parking spaces
- » Lift
- » Air conditioning
- » Bicycle racks
- » Available by way of a new lease
- » **Rent - £120,000 per annum exclusive of VAT and all outgoings**



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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

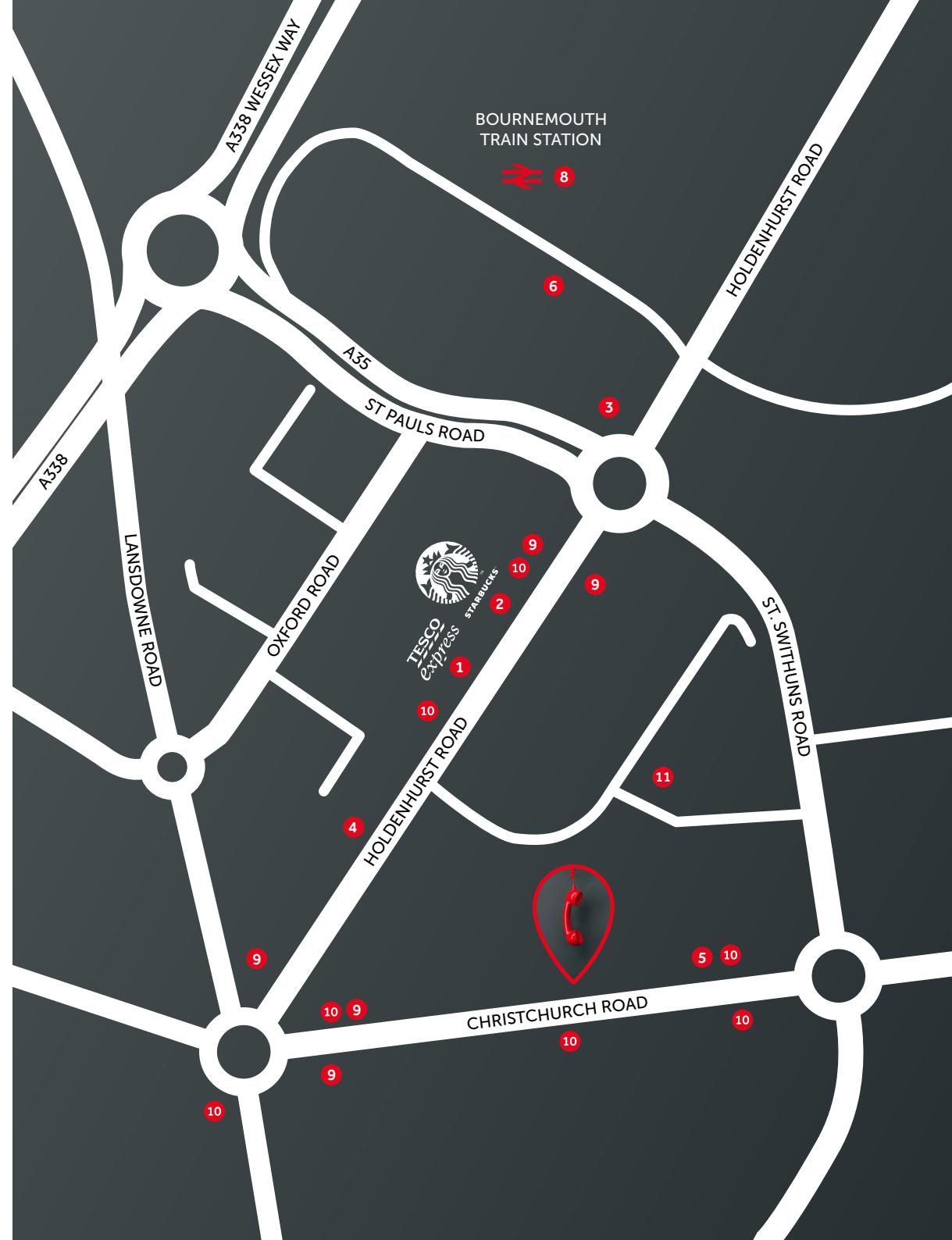
1. Tesco Express
2. Starbucks
3. Asda
4. Subway
5. Premier Inn
6. Better Gym
7. KFC

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 two lifts providing access to all floors.

The second floor was originally open plan, but the previous tenant has installed partitions to create separate meeting rooms/offices and these can remain or be removed.

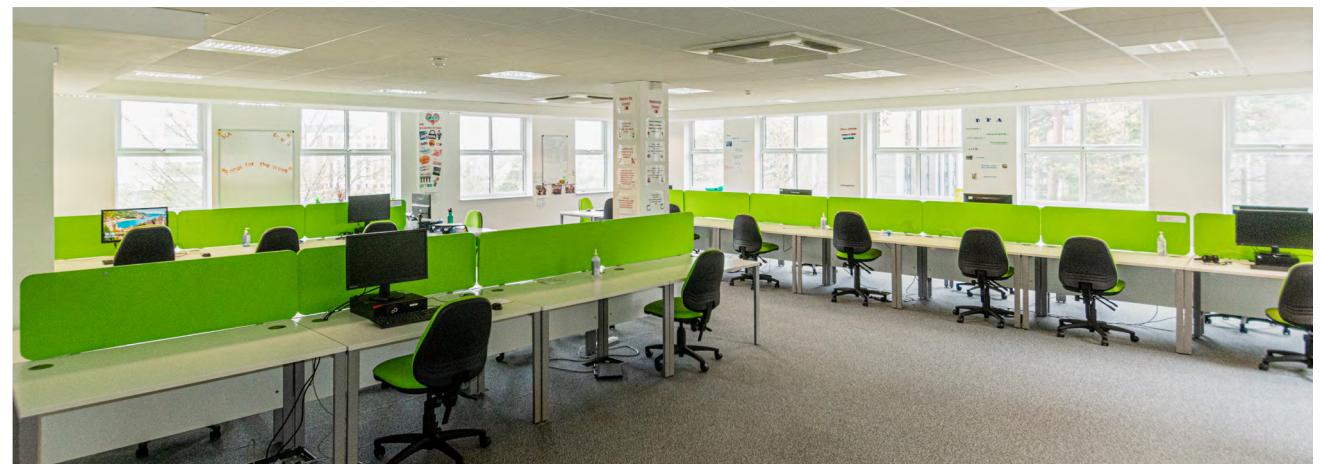
Externally, there is a car-park to the rear and side of the building which is accessed from Christchurch Road and the exit leads onto York Road.

SPECIFICATION

- » Air conditioning
- » Suspended ceiling with inset lighting
- » Communal male, female and disabled cloakroom facilities
- » Carpet
- » Communal bicycle racks

PARKING

The second floor has 9 allocated car parking spaces.



LEASES

The suite is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

RENT

£120,000 per annum exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

RATEABLE VALUES

Offices £68,500 (from 21.8.17)
Car spaces £5,400 (from 21.8.17)

SERVICE CHARGE

A service charge is payable in respect of the maintenance, repair and upkeep of the common parts of the building and interested parties are advised to make further enquires.

EPC RATING

C- 57

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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Ben Duly
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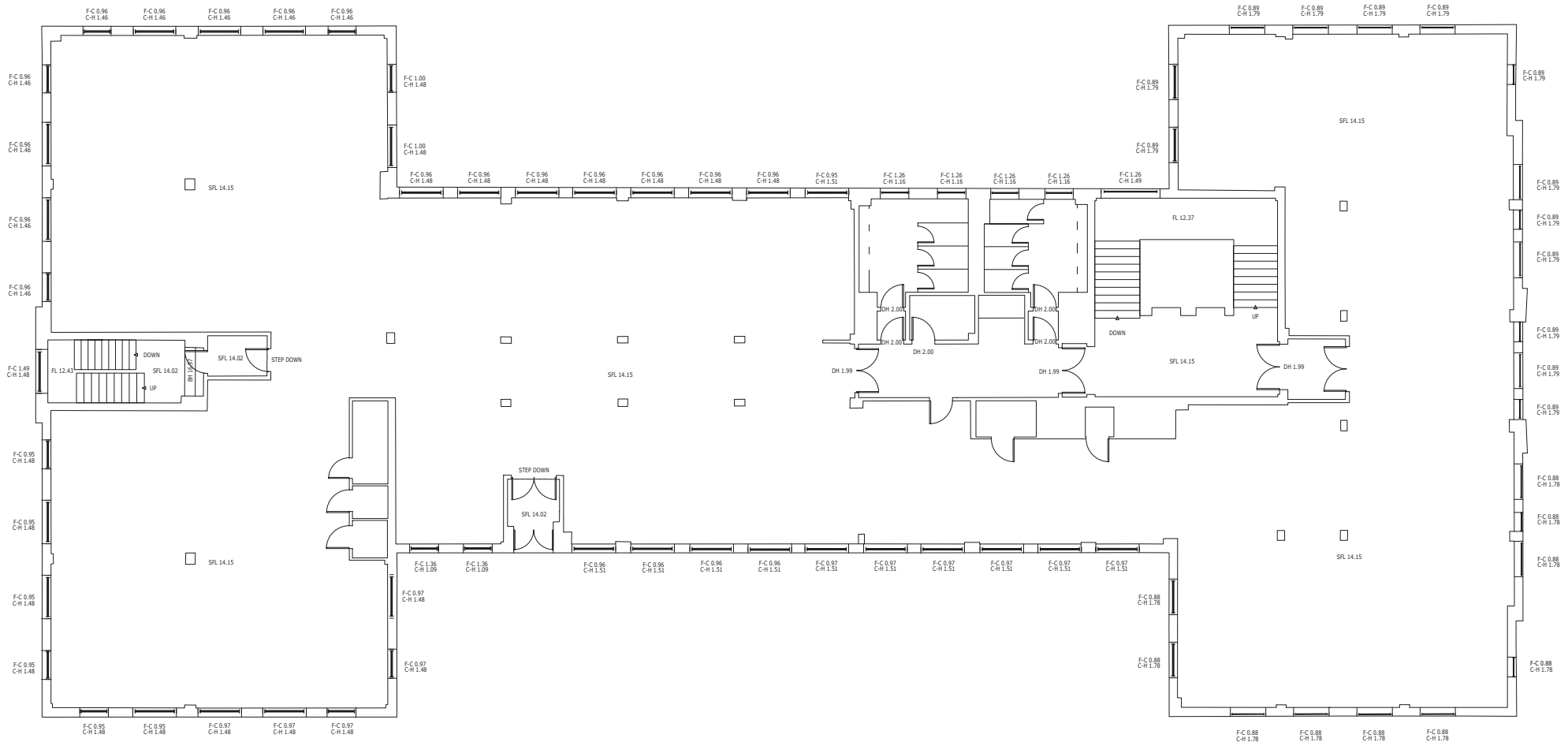
IMPORTANT

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](#).



**NOT TO SCALE
ILLUSTRATION ONLY**



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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.