



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



# FULLY SERVICED TOWN CENTRE OFFICE TO LET

NEW LEASE £600 pcm plus VAT

 SUITE 8 OLD LIBRARY HOUSE, 4 DEAN PARK CRESCENT,  
BOURNEMOUTH BH1 1LY



## KEY FEATURES

- Top floor office
- All inclusive rental
- No business rates paid for small businesses
- Total area: 236.80 sq.ft. (22 sq.m.)

## ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)  01202 551821

## SITUATION & DESCRIPTION

The offices are situated in Bournemouth town centre close to all the major banks, building societies, retail shops, bars and restaurants and has easy access to the main A338 Wessex Way to Poole and Ringwood.

The offices are available on an all inclusive basis excluding rates and internet.

## ACCOMMODATION

Total area: 236.80 sq.ft. (22 sq.m.)

## EPC RATING -

Rating D

## PLANNING

B1 Office use

We are advised that the premises have B1 office use but we advise all applicants should rely upon their own enquiries.

## RATEABLE VALUE

TBC

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## ARRANGE A VIEWING

## TENURE

Available on flexible terms to be negotiated at a rental of £600 per calendar month plus VAT.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT.

### **Rental inclusive of:**

- Rent
- Service Charges
- Facilities Management Costs
- Buildings Insurance
- Electricity
- Heating
- Water
- Maintenance Fees
- Building Repairs
- IT Infrastructure
- Office Furniture
- Use of Kitchen

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

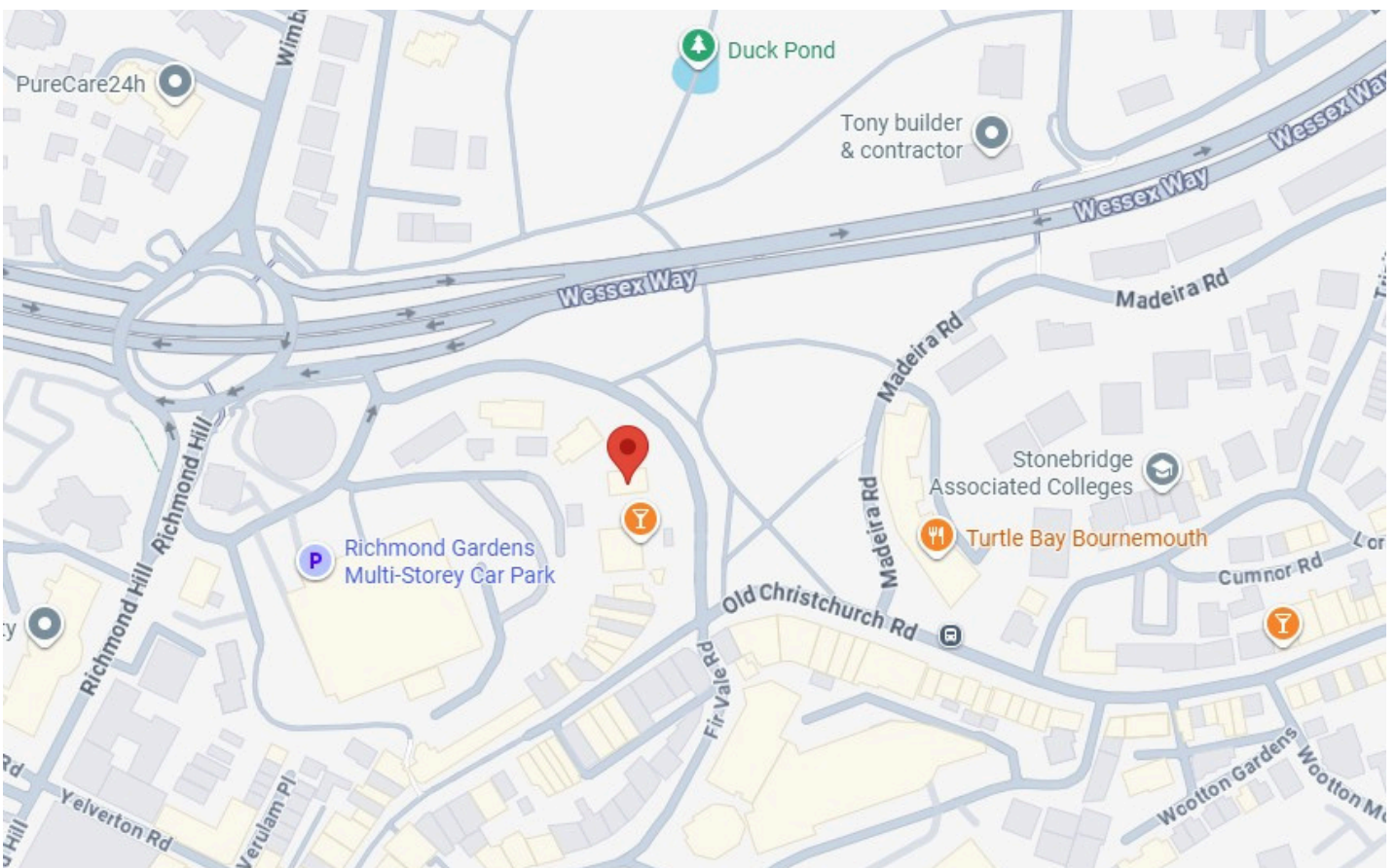
 01202 551821



ELLIS AND PARTNERS  
INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

# MAP LOCATION

© Google Maps



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

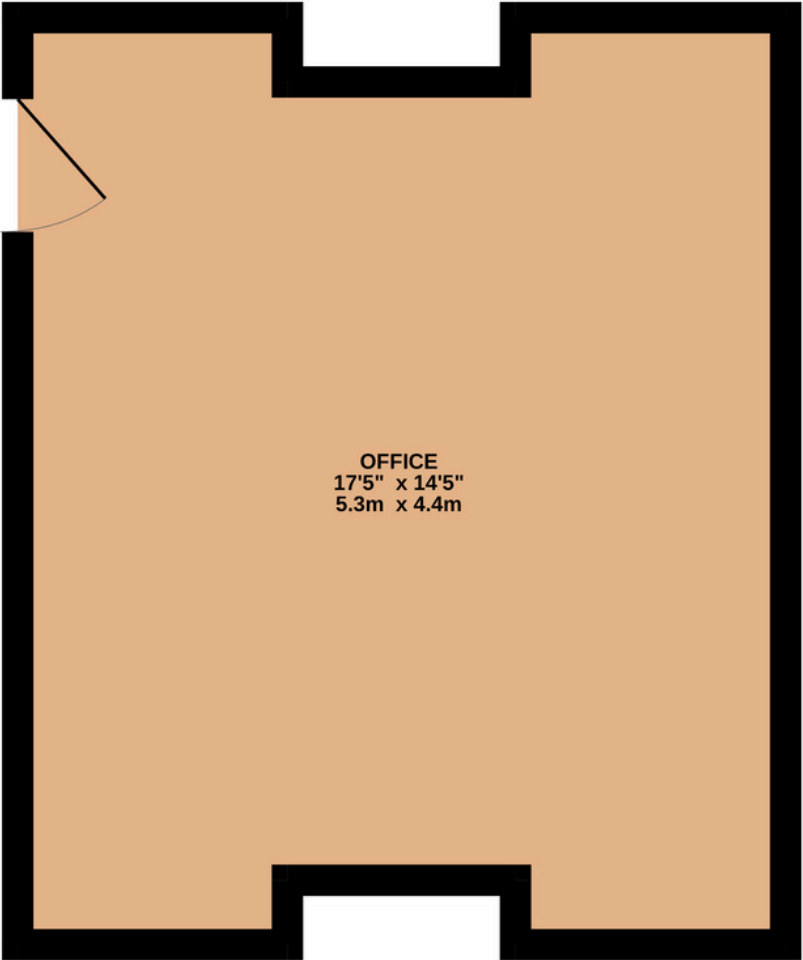
## ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

 01202 551821



GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



OFFICE  
17'5" x 14'5"  
5.3m x 4.4m