



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



OFFICE TO LET

NEW LEASE £20,000 P.A.

📍 Streate Place, St Peter's Road, Bournemouth, BH1 2LT



KEY FEATURES

- Short walking distance to Bournemouth Town Centre
- Prominent position
- 5 parking spaces
- Offices use within Class E(C) or Class E (G) i. Alternative uses within Use Class E would be considered.

ARRANGE A VIEWING

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SITUATION & DESCRIPTION

The offices, which front St Peter's Road, are located close to the St Peter's roundabout where Bath Road, Grove Road, St Peter's Road and Gervis Road all converge.

The Bournemouth Town Centre shopping areas of Westover Road and Old Christchurch Road are a short distance walk from the offices and the town centre railway station off Holdenhurst road is less than one mile away.

Streate Place comprises a three storey semi detached office building with white rendered elevations. The ground floor offices comprise a mixture of open plan floor areas and individual rooms. There are two cloakrooms and kitchenette

In front of the offices is a tarmacked hardstanding providing on site parking.

ACCOMMODATION

Ground floor Offices 1,458sq.ft. (135 sq.m.) Approx.

Comprising 5 offices, kitchenette and two cloakrooms

5 parking spaces

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RATEABLE VALUE

Offices £11,750 (previously £7,800)

Parking £2,400 (previously £2,400)

PLANNING

Long Established use as Offices which falls within Use Class E(C) or Use Class E (G) i. Alternative uses within Use Class E would be considered

EPC RATING - BAND B

TENURE

A new lease for a term of 5 years is available at a rental of £20,000 p.a. The lease will include both landlord and tenant rolling break clauses that can be activated at any time from 31st March 2027.

Incoming tenant will be required to pay a 3 month rent deposit

There is a service charge that covers the maintenance and upkeep of Streate Place. The service charge includes utility bills for gas central heating water sewerage and electricity usage.

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MAP LOCATION

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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.

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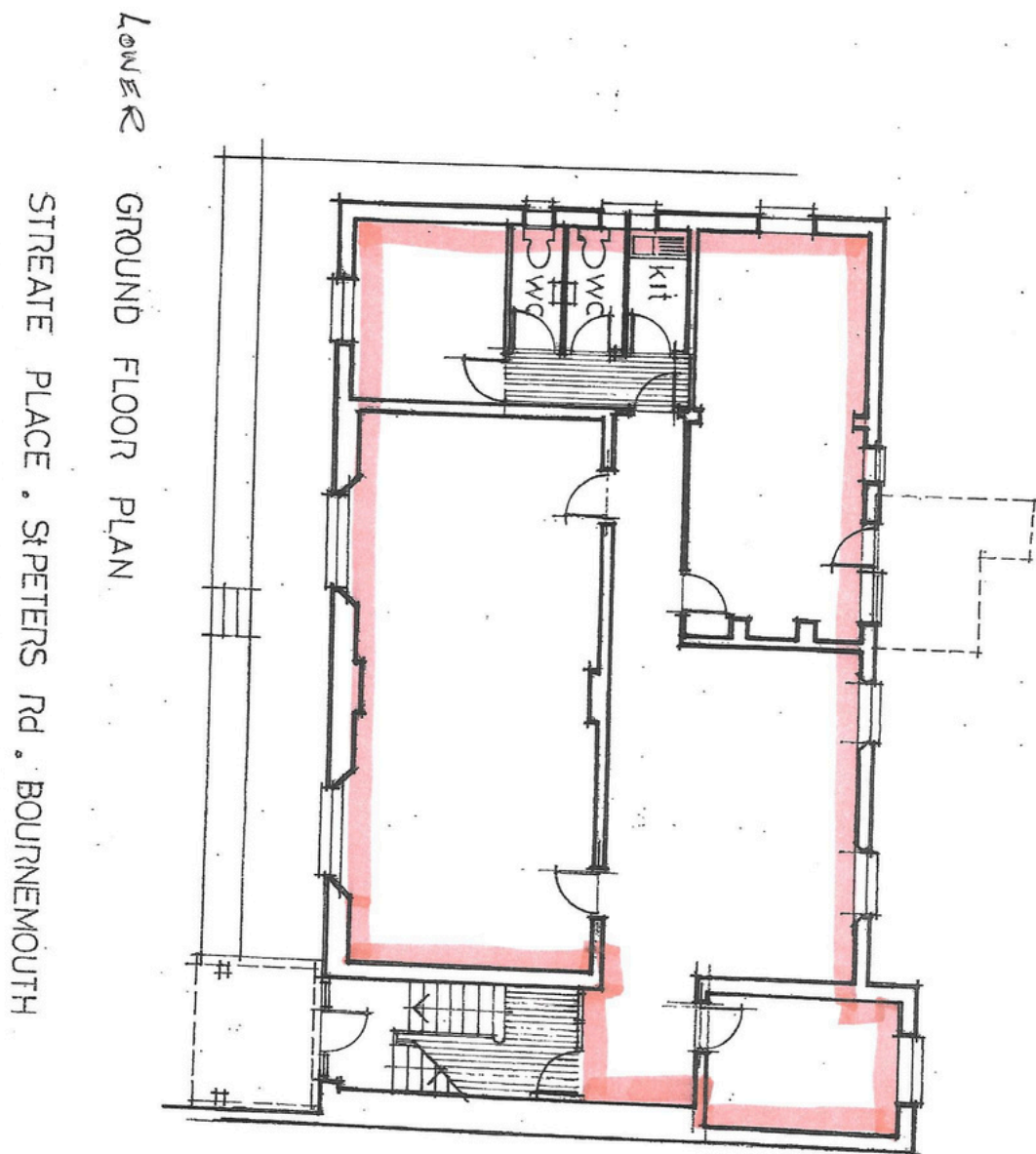


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FLOOR PLAN



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