

HIGH QUALITY OFFICE SUITES TO LET

**Pine Court Business Centre
36 Gervis Road
Bournemouth BH1 3DH**

(INCENTIVES AVAILABLE)

Offices from £275 per month plus VAT

- ❖ All inclusive competitive rates
- ❖ Parking
- ❖ Meeting rooms and kitchen
- ❖ 5 minutes walk to the Lansdowne
- ❖ 10 minutes walk to Bournemouth town centre
- ❖ High quality internal finishes
- ❖ CCTV and full security to building 'out of hours'



LOCATION

The offices are situated between the top of Bath Hill and the Lansdowne close to the East Cliff. This section of Gervis Road comprises mainly commercial, educational and leisure properties. Pine Court is the main building of a small office complex within very easy walking distance of the town centre, the railway station and the sea front.

DESCRIPTION

Built in the early part of the 20th century, originally for residential use but converted during the First World War to a hospital and in the 1960s became the headquarters of the Property Services Agency. The main building and annexe have been refurbished to a good standard and provides excellent office accommodation. The property is linked to the rear annexe which thus provides lift access to all floors.

Features include:-

- ❖ Unlimited use of kitchen facilities
- ❖ Telephones and internet access provided (Internet £36 plus VAT per month, outgoing telephone calls at 0.199p per minute and national calls at 0.299p per minute. Mobile calls £0.117p per minute).
- ❖ Meeting room available for booking at £10 per hour, £30 per ½ day, £50 per day
- ❖ Large car park to front with additional metered street parking
- ❖ Lifts to all floors
- ❖ Car parking spaces available at £660 pa.
- ❖ Use of reception and interview room for informal / small meetings at no cost.

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.

TENURE

The individual offices are being offered on a 3 year lease with either party able to give one months written notice to terminate the agreement at any time after the first six months of the term.

RENT

Payable monthly in advance. Please see attached schedule for quoted rentals and current availability. VAT will be charged.

INCENTIVES

Incentives will be made available, subject to lease terms and status.

DEPOSIT

A deposit, equivalent to one months rental, is payable on completion.

LEGAL COSTS

An administration fee of £150 plus VAT is payable in advance to cover costs of producing the lease and obtaining references.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (73).

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

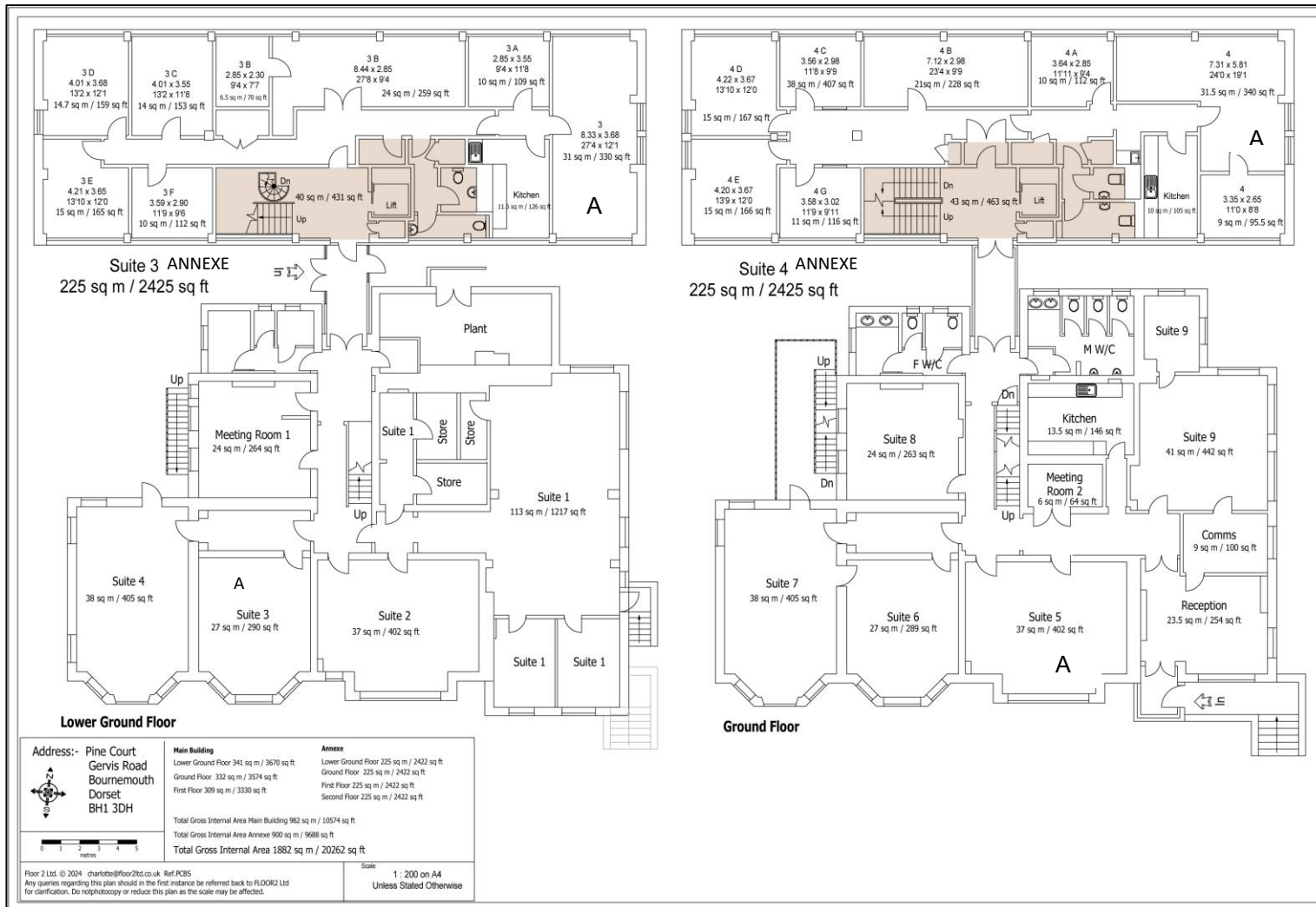
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-

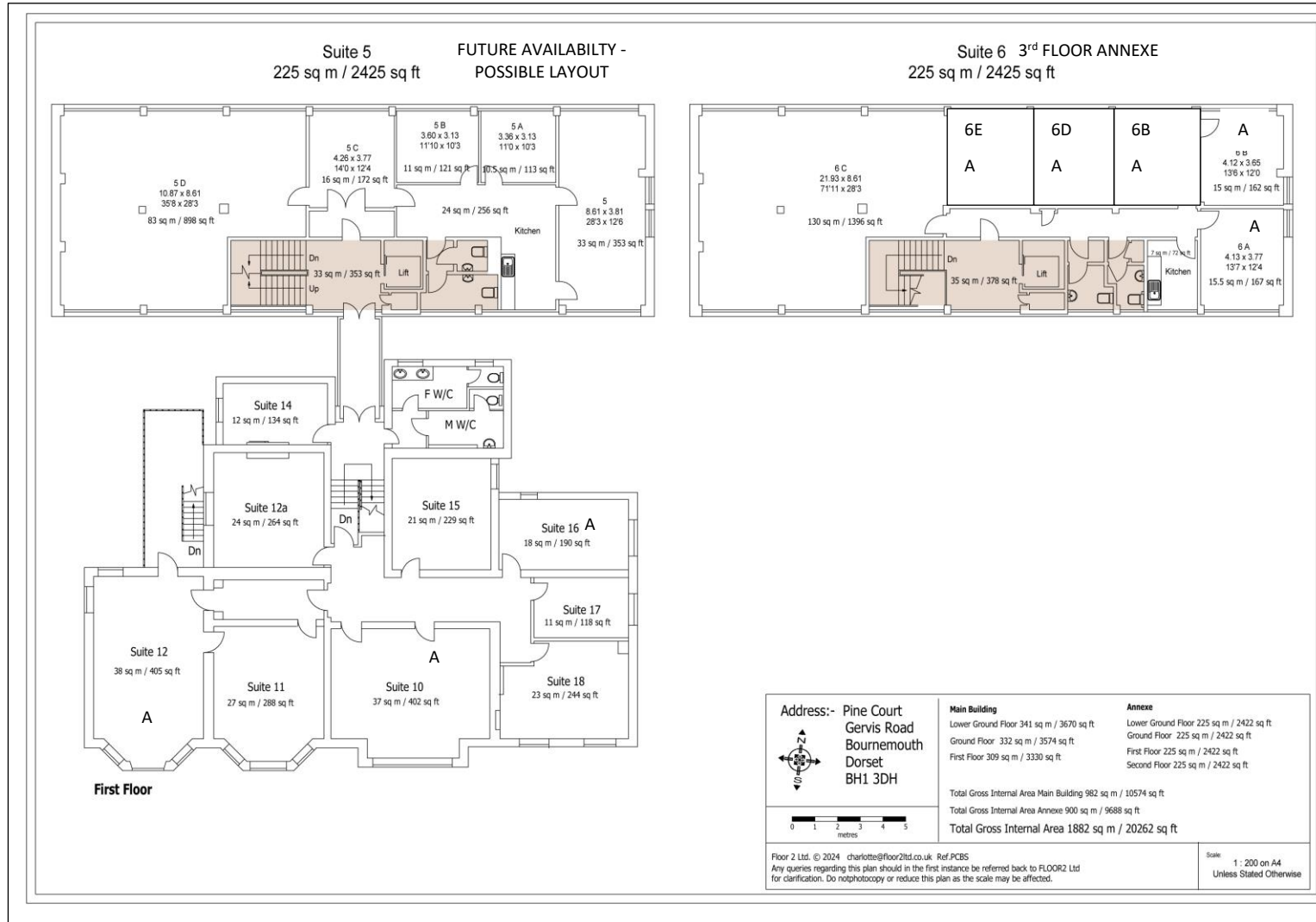


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| <u>Lower Ground Floor</u> | <u>Area Sq Ft</u> | <u>Monthly Rent plus VAT</u> | <u>Car Parking</u> | <u>Availability</u> |
|----------------------------------|-------------------|------------------------------|--|---------------------|
| Suite 1 | 945 | £1,600 pcm | 3 | AVAILABLE |
| Suite 2 | 391 | £825 pcm | 1 | Let |
| Suite 3 | 302 | £600 pcm | 1 | Let |
| Suite 4 | 400 | £875 pcm | 2 | Let |
| | | | | |
| <u>Ground Floor front</u> | | | | |
| Suite 5 | 391 | £990 pcm | 2 | AVAILABLE |
| Suite 6 | 298 | £770 pcm | 1 | Let |
| Suite 7 | 407 | £990 pcm | 2 | Let |
| Suite 8 | 266 | £640 pcm | 1 | Let |
| Suite 9 | 414 | £990 pcm | 1 | Let |
| | | | | |
| <u>Ground Floor Rear</u> | | | | |
| <u>Annexe</u> | | | | |
| Suite 3 | 330 | £750pcm | 1 | AVAILABLE |
| Suite 3b | 314 | £670pcm | | Let |
| Suite 3c | 152 | £330pcm | | Let |
| Suite 3d | 157 | £330pcm | | Let |
| Suite 3e | 146 | £340pcm | | Let |
| Suite 3f | 111 | £275pcm | | Let |
| | | | Parking available at £660pa extra per space | |

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| <u>First Floor Rear Annexe</u> | <u>Area Sq Ft</u> | <u>Monthly Rent plus VAT</u> | <u>Car Parking</u> | <u>Availability</u> |
|------------------------------------|-------------------|------------------------------|--|---------------------|
| Suite 4 | 442 | £1100 pcm | To include 2 car spaces | Let |
| Suite 4a | 117 | £330 pcm | | Let |
| Suite 4b | 228 | £535 pcm | | Let |
| Suite 4c | 115 | £330 pcm | | Let |
| Suite 4d | 166 | £380 pcm | | Let |
| Suite 4e | 165 | £350 pcm | | Let |
| Suite 4g | 115 | £275 pcm | | Let |
| | | | Parking available at £660pa extra per space | |

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| <u>First Floor Front</u> | <u>Area Sq Ft</u> | <u>Monthly Rent plus VAT</u> | <u>Car Parking</u> | <u>Availability</u> |
|---|-------------------|------------------------------|---|---------------------|
| Suite 10 | 395 | £990 pcm | 2 | AVAILABLE |
| Suite 11 | 301 | £770 pcm | 1 | AVAILABLE |
| Suite 12 | 409 | £990 pcm | 2 | AVAILABLE |
| Suite 12a | 265 | £640 pcm | 1 | Let |
| Suite 14 | 135 | £310 pcm | - | Let |
| Suite 15 | 229 | £525 pcm | - | Let |
| Suite 16 | 186 | £450 pcm | 1 | AVAILABLE |
| Suite 17 | 121 | £420 pcm | 1 | Let |
| Suite 18 | 258 | £690 pcm | 1 | Let |
| | | | Parking available at £660pa extra per space | |
| QUOTED FIGURES INCLUDE RENT, RATES, SERVICE CHARGE, HEATING, POWER & WATER. VAT IS PAYABLE ON ALL CHARGES AT THE PREVAILING RATE | | | | |

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| <u>Third Floor Rear</u> <u>Annexe</u> | <u>Area Sq Ft</u> | <u>Monthly Rent plus VAT</u> | <u>Car Parking</u> | <u>Availability</u> |
|---|-------------------|------------------------------|---|---------------------|
| Suite 6a | 169 | £380 pcm | | Let |
| Suite 6b | 319 | £750 pcm | | AVAILABLE |
| Suite 6c | 868 | £1,300 pcm | To include 2 car spaces | Let |
| Suite 6d | 160 | £365 pcm | | Let |
| Suite 6e | 155 | £355 pcm | | Let |
| | | | Parking available at £550+VATpa extra per space | |
| QUOTED FIGURES INCLUDE RENT, RATES, SERVICE CHARGE, HEATING, POWER & WATER. VAT IS PAYABLE ON ALL CHARGES AT THE PREVAILING RATE | | | | |

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