



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

BURLINGTON HOUSE, SECOND FLOOR, SUITE B BOURNEMOUTH BH1 2HZ



Bournemouth Town Centre Office TO LET

- 2nd floor purpose built offices / language school / clinic / work space. Other uses considered
- 1261 sq.ft. approx.

**Available from
£14,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Burlington House is a purpose built office and retail development linking St. Peters Road to Old Christchurch Road. The ground floor comprises entirely of retail units with offices on the first, second and third floors. There is a separate access to the offices within the Arcade which comprises a lift or stairs.

The property is located on the west side of St Peters Road in a popular commercial location with prime access to the retail and banking facilities in Old Christchurch Road.

The office is open plan and can be finished to a high standard subject to terms agreed.

ACCOMMODATION

Total floor area: 1261sq ft

The offices benefits can be configured to include the following specifications subject to terms:

- Air conditioning and efficient heating
- Designer Lighting
- Timber Floors
- Lift
- DDA Compliant
- Signage at ground floor

WC facilities are shared on the 2nd and 3rd floors

RATEABLE VALUE - £13,500

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

TENURE

Available on a new lease with terms to be negotiated at a base rental of £14,000 per annum plus VAT. (Exclusive of service charge, rates and insurance) or a rent dependant on final finish / landlord's works.

PLANNING

Class E office

LEGAL FEES

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

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk

Email: bhcommercial@ellis-partners.co.uk



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.