
TO LET

Telephone House, 18 Christchurch Road Bournemouth BH1 3NE

Modern Office Suite In Principal Office
Building

1,178 - 11,941 Sq Ft
(109 - 1,109 Sq M)

Telephone House, 18 Christchurch Road, Bournemouth BH1 3NE

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. 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. Allocated parking is provided with the option of additional spaces.

- ✓ Impressive Communal Roof Terrace With City Centre Views
- ✓ Allocated Car Parking Spaces & Option For More
- ✓ Lift
- ✓ Air Conditioning & Suspended Ceilings
- ✓ Short Walking Distance to Bournemouth Railway Station
- ✓ Situated In Bournemouth's Premier Office District
- ✓ Communal Bicycle Racks
- ✓ Convenient Location, Close to Amenities



ACCOMMODATION

Net Internal Areas	sq ft	sq m
4th Floor North	4,417	410
1st Floor North Suite 2	1,178	109
Ground Floor North	3,240	301
Ground Floor South (West)	1,685	157
1st Floor North Suites 3 & 4	1,421	132
Total	11,941	1,109

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

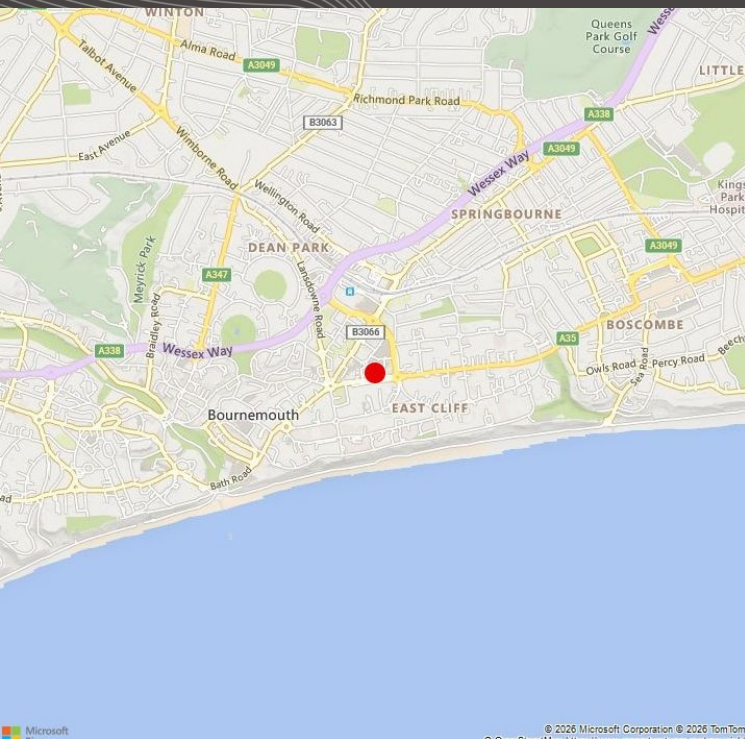
Available by way of a new Fully Repairing and Insuring lease on terms to be agreed. Rent on application.

EPC

The Energy Performance Asset Rating is C (57).



Telephone House, 18 Christchurch Road, Bournemouth BH1 3NE



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. Bournemouth Town Centre and Railway Station are both close by as well as a car park on Cotlands Road.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk



James Edwards
01202550000
james.edwards@goadsby.com

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 02-Feb-2026