



## 121A Old Christchurch Road, Bournemouth, BH1 1EP

### Well located Town Centre Offices

- First Floor 46.6 sq m (502 sq ft)
- Second Floor 51.6 sq m (556 sq ft)
- Third Floor 67.1 sq m (722 sq ft)
- Prominent town centre offices
- Immediately available

# 121A Old Christchurch Road, Bournemouth, BH1 1EP

## LOCATION

The premises are situated on Old Christchurch Road in Bournemouth town centre, close to the pedestrianised shopping area and the junction with Dean Park Crescent and Fir Vale Road.

The property has easy access to the nearby Wessex Way (A35) which provides excellent access to the Bournemouth and Poole conurbation.

## DESCRIPTION

The offices are accessed via a communal entrance to the right of the Pause Cat Cafe. A communal staircase leads to the first, second and third floor offices.

The first floor premises are located at the front of the property and comprise one office comprising approx. 46.6 sq m (502 sq ft). The accommodation has gas fired central heating, Category 2 strip lighting, perimeter trunking and carpeting. The first floor has access to a shared kitchen point.

The second floor accommodation comprises approx. 51.6 sq m (556 sq ft) which is configured as 3 offices, two of which are inter-connecting. The premises have gas fired heating, strip lighting, power and phone points and carpeting. The second floor has access to a shared kitchen point.

The third floor offices comprise 3 separate rooms of approx. 67.1 sq m (722 sq ft). The offices have gas fired heating, fluorescent strip lighting, power and phone points, carpeting and a kitchen.

There are communal toilets serving all 3 floors.

## ACCOMMODATION

Name	Sq ft	Sq m	Rent
1st - First Floor	502	46.64	£5,000.00 per annum
2nd - Second Floor	556	51.65	£4,950.00 per annum
3rd - Third Floor	722	67.08	£6,000.00 per annum

## TENURE

The accommodation is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

## SERVICE CHARGE

A service charge is payable in respect of the common services in the property together with a contribution towards internal and external building repairs.

Further details are available from the Agents.



## SUMMARY

<b>Available Size</b>	502 to 722 sq ft
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	The premises have the following rateable values:- First Floor - £5,000 Second Floor - £3,800 Third Floor - £3,800
<b>EPC Rating</b>	D (78)

## VIEWING & FURTHER INFORMATION

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