



**RODDIS HOUSE, 12 OLD CHRISTCHURCH ROAD,  
BOURNEMOUTH, BH1 1LG**

OFFICE TO LET

904 TO 16,766 SQ FT (83.98 TO 1,557.61 SQ M)



# Summary

## TOWN CENTRE OFFICES TO LET 904 SQ FT – 6,971 SQ FT

<b>Available Size</b>	904 to 16,766 sq ft
<b>Rent</b>	£9,950 - £47,850 per annum
<b>Service Charge</b>	A service charge is payable in respect of the upkeep, management and maintenance of the communal areas and external parts of the building.
<b>Legal Fees</b>	Each party to be responsible for their own legal costs.
<b>EPC Rating</b>	Upon Enquiry

- Town centre offices with suites with views over Bournemouth Gardens and the sea
- Lift access
- Air conditioning (5th floor)
- LED lighting
- Small Business Rates Relief on qualifying suites



# Location



Roddis House, 12 Old  
Christchurch Road,  
Bournemouth, BH1 1LG

Roddis House is located in Bournemouth's Town Centre and benefits from being within close proximity to the main bus stops on Gervis Place. There are a number of retail, restaurant and banking facilities all within walking distance from the offices. There are a number of car parks in the surrounding area where parking permits are available.





# Further Details

## Description

Roddis House is a 7-storey building with offices on the upper floors. The offices have a dedicated reception and entrance at ground floor level providing lift and stair access to the offices. Some of the office suites benefit from views overlooking Bournemouth Lower Gardens and the sea.

## Accommodation

The accommodation comprises the following (the rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance)

Name	sq ft	sq m	Rent
2nd - Whole Floor	6,971	647.63	Upon enquiry
3rd - Suite 6A	1,087	100.99	£14,150 per annum exc
3rd - Suite 6B	1,507	140	£19,595 per annum exc
3rd - Suite 8	1,089	101.17	Upon enquiry
3rd - Suite 9	904	83.98	£9,950 per annum exc
4th - Suite 11	2,018	187.48	£26,250 per annum exc
5th - Suite 17	3,190	296.36	£47,850 per annum exc
<b>Total</b>	<b>16,766</b>	<b>1,557.61</b>	

## Terms

The office suites are available to let by way of new effective full repairing and insuring leases for a negotiable term, incorporating upward only, open market rent reviews.

## EPC

Suite 6a - B(50) Suite 6b - C(51) Suite 9 - C(55)

## Specification

Suites 6A, 6B, 11 and 17 benefit from the following specification:

- New suspended ceiling
- New LED lighting
- New carpets (to be installed in Suite 17)
- Air conditioning (Suite 17 only)
- New kitchenette (to be installed in Suite 17)

The 2nd floor and Suites 8 and 9 are awaiting refurbishment.

## VAT

All quoted rents and outgoings are quoted exclusive of VAT at the prevailing rate.

## Rateable Values

2nd Floor - to be reassessed

3rd Floor - Suite 6A - £15,000 (from 01.04.23)

3rd Floor - Suite 6B - £21,000 (from 01.04.23)

3rd Floor - Suite 8 - £14,500 (from 01.04.23)

3rd Floor - Suite 9 - £12,250 (from 01.04.23)

4th Floor - Suite 11 - £27,250 (from 01.04.23)

5th Floor - Suite 17 - £37,250 (from 01.04.23)

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



**Bryony Thompson**

bthompson@vailwilliams.com

07741 145629

01202 558 262



**David Cowling**

dcowling@vailwilliams.com

07740 611100

01202 558262



**Vail  
Williams**

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