

DEAN PARK HOUSE, 8-10 DEAN PARK CRESCENT, BOURNEMOUTH, BH1 1HL



OFFICE TO LET 2,691 SQ FT (250 SQ M)

Summary

TO LET – MODERN TOWN CENTRE OFFICE SUITE WITH CAR PARKING

Available Size	2,691 sq ft		
Rent	£44,500 per annum		
	exclusive of VAT,		
	business rates, service		
	charge, insurance		
	premium, utilities and		
	all other outgoings		
	payable quarterly in		
	advance.		
Business Rates	Rateable Values (from		
	01.04.23) : £26,250. Car		
	parking spaces are		
	separately assessed.		
EPC Rating	B (44)		

- Town centre location
- 10 Allocated car parking spaces
- Modern accommodation
- Air conditioning



Location

Dean Park House 8-10 Dean Park Crescent, Bournemouth, BH1 1HL

Dean Park House fronts Dean Park Crescent with excellent access to the A338 Wessex Way. It is approximately 150m distant from Old Christchurch Road which is one of the main retail roads through Bournemouth Town Centre, providing access to the retail and banking facilities. Additional car parking is available in Richmond Gardens multistorey car park which sits adjacent to Dean Park House.



Further Details

Description

Dean Park House is a 7 storey purpose built detached office building with underground car parking. New windows were fitted to the front and rear elevations of the building in 2015.

Dean Park House fronts Dean Park Crescent with visitor car parking to the front of the building and allocated car parking spaces and secure bicycle parking in the underground car park. Access to the building is via an accessible ramp or steps to the main reception and there is lift access to the office accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,691	250	Available
Total	2,691	250	

Terms

Available by way of a new effective full repairing and insuring lease for negotiable terms incorporating upward only, open market rent reviews.

Specification

The property benefits from the following brief specification:

- Two 8-person passenger lifts
- Suspended ceilings
- Lighting
- Carpets
- Air conditioning
- Male and female W.C facilities
- Accessible W.C facilities
- Shower facilities
- 10 allocated car parking spaces

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep, maintenance and management of the communal areas of the building. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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