



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

OFFICE TO LET

1,239 TO 3,930 SQ FT (115.11 TO 365.11 SQ M)



# Summary

## TO LET – MODERN TOWN CENTRE OFFICE SUITES WITH CAR PARKING

**Available Size** 1,239 to 3,930 sq ft

**Rent** £20,500 - £44,400 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) : Ground Floor - £26,250. Second Floor Suite - £12,500  
Car parking spaces are separately assessed.

**EPC Rating** B (44)

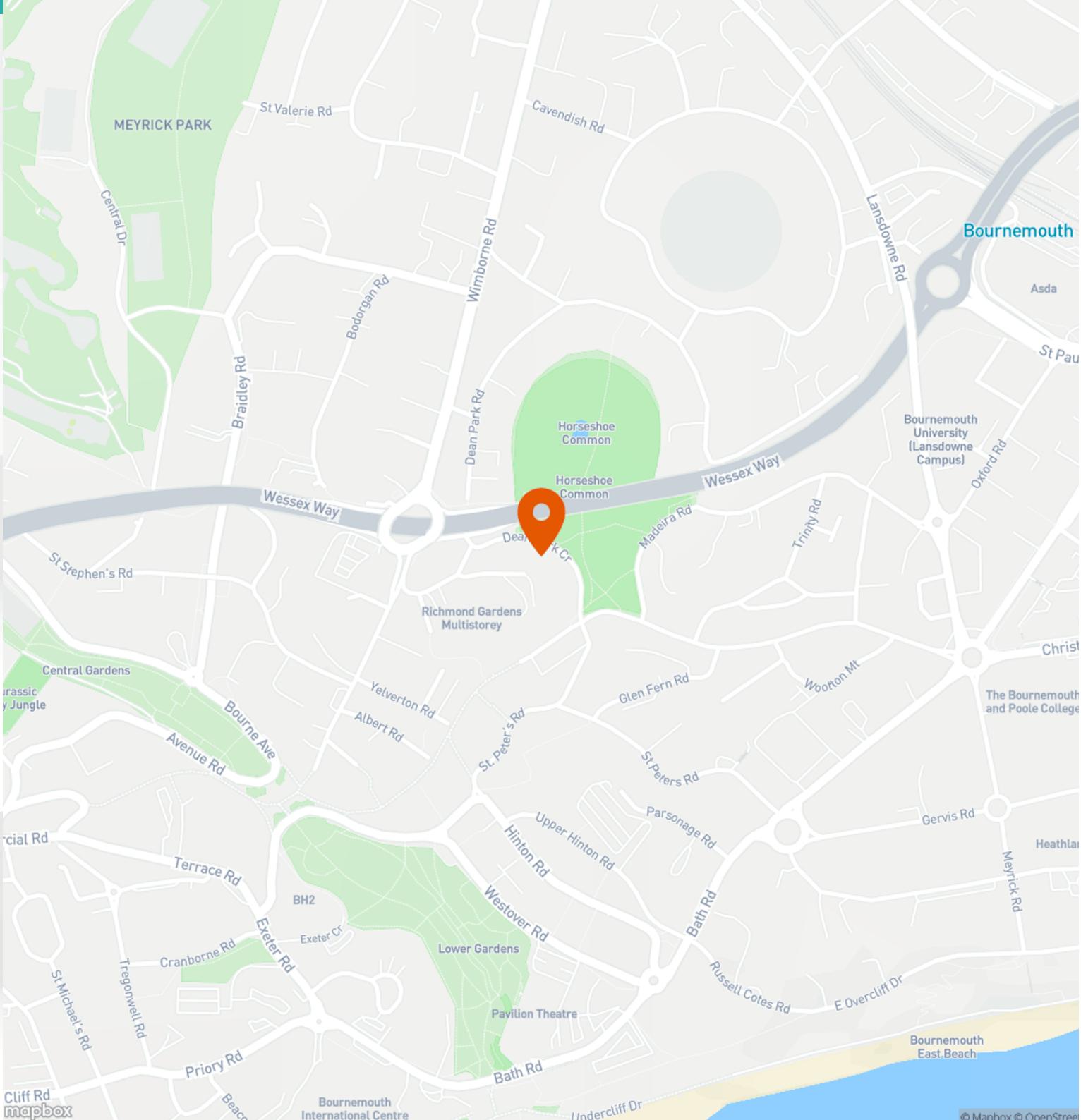
- Town centre location
- Allocated car parking spaces
- Modern accommodation
- Air conditioning
- Reception area under refurbishment



# 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 multi-storey 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	Rent	Availability
Ground	2,691	250	£44,400 /annum exclusive of VAT	Available
2nd - Suite 1	1,239	115.11	£20,500 /annum exclusive of VAT	Available
<b>Total</b>	<b>3,930</b>	<b>365.11</b>		

## 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
- Allocated car parking spaces

The ground floor suite is arranged as an open plan office with a brand new kitchenette area and has 10 allocated car parking spaces. The second floor suite is arranged as predominantly open plan with a partitioned board room and kitchenette and has 5 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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