



**TAYLORS HOUSE, 12-14 DEAN PARK CRESCENT,  
BOURNEMOUTH, BH1 1HL**

**OFFICE TO LET**

**12,203 SQ FT (1,133.70 SQ M)**



# Summary

## TO LET – PROMINENT HQ OFFICE BUILDING WITH ROOF TERRACE AND CAR PARKING

Available Size	12,203 sq ft
Rent	£240,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£149,000 (from 1.04.23)
EPC Rating	C (68)

- Unique opportunity to occupy a prominent HQ office building in Bournemouth Town Centre
- 18 car parking spaces
- Roof terrace with sea views
- External landscaping
- Profile to A338 Wessex Way



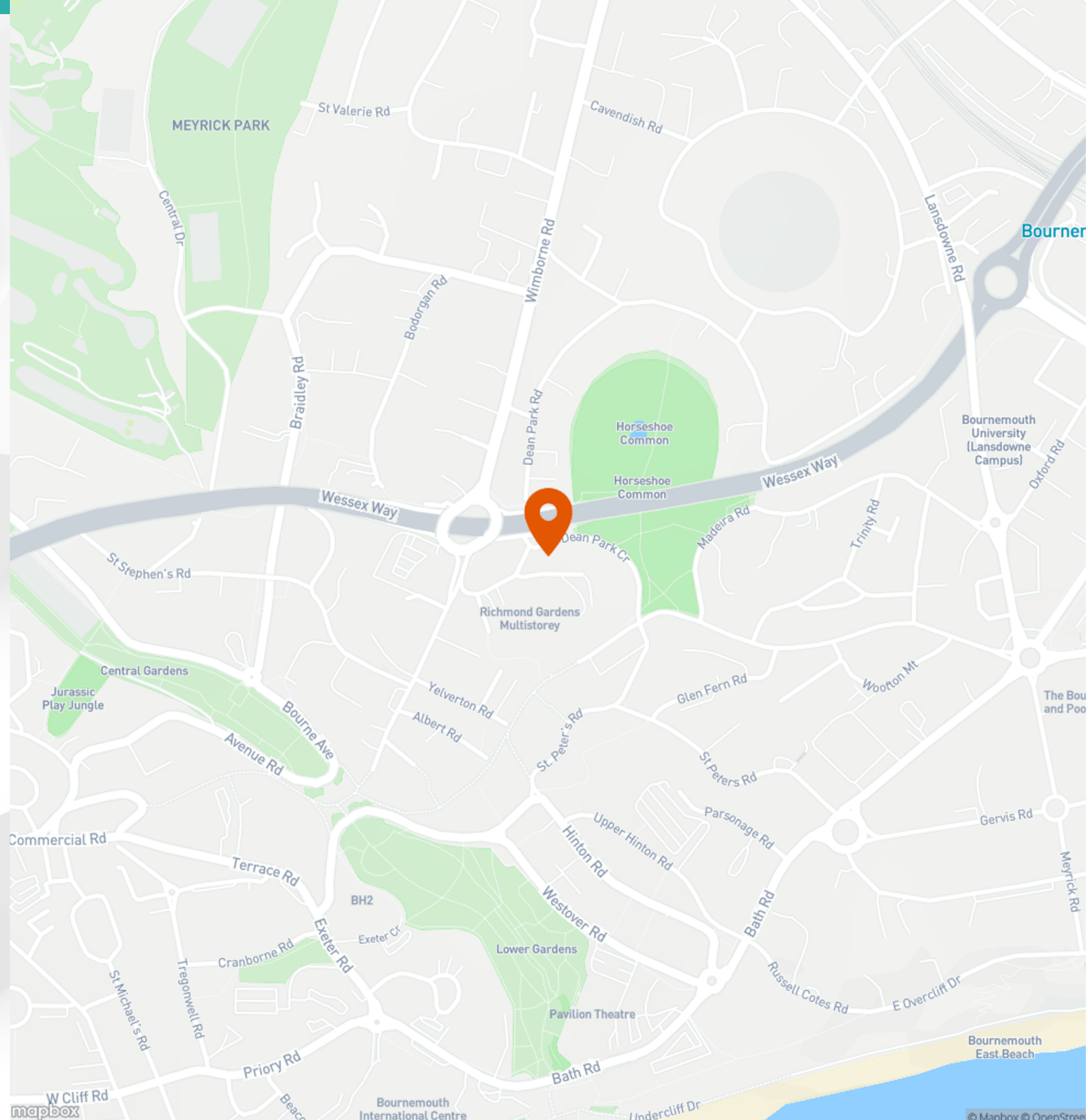
# Location



**Taylor's House 12-14 Dean Park Crescent, Bournemouth, BH1 1HL**

Taylor's House occupies a prominent position on Dean Park Crescent with profile to the A338 Wessex Way. This town centre location benefits from close proximity to the retail and banking facilities in addition to easy access on to the A338 Wessex Way, which connects with the A31 and motorway networks.

Additional car parking is available in Richmond Gardens multi-storey car park which is adjacent to Taylor's House.





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# Further Details

## Description

Taylor's House is a purpose built, five storey detached HQ office building which was fully refurbished in 2014 and benefits from a covered drop off point leading to the main entrance and reception. There is external car parking to the rear of the property, with additional parking in the garage at the front of the premises, which is accessed off Dean Park Crescent, providing a total of approx. 18 car parking spaces. There is external landscaping, including a pond.

The office accommodation is arranged over four floors with the ground floor consisting of an impressive entrance/reception area with a board room and further meeting rooms. Floors 1-3 are arranged as predominantly open plan office accommodation, and the 4th floor is a kitchen/break out area with a roof terrace. The roof terrace provides unique outdoor entertaining space with impressive views.

## Specification

The accommodation benefits from the following brief specification:

- Carpets
- Suspended ceiling
- Air conditioning
- Lighting
- Lift access
- Male and female W.Cs
- Shower facilities
- Kitchenette facilities
- Roof terrace with seating/BBQ area

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,617	243.13	Available
1st	2,919	271.18	Available
2nd	2,919	271.18	Available
3rd	2,919	271.18	Available
4th	829	77.02	Available
Outdoor - Roof Terrace	999	92.81	Available
<b>Total</b>	<b>13,202</b>	<b>1,226.50</b>	

## Viewings

Strictly by appointment through the sole agents Vail Williams.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

## Legal Costs

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





## Enquiries & Viewings



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