



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

OFFICE TO LET

1,601 TO 10,358 SQ FT (148.74 TO 962.29 SQ M)

**Vail
Williams**

Summary

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

Available Size	1,601 to 10,358 sq ft
Rent	Rent on application
Rates Payable	£82,695 per annum (from 1.04.23)
Rateable Value	£149,000
EPC Rating	C (68)

- Unique opportunity to occupy a prominent HQ office building in Bournemouth Town Centre
- Available on a floor-by-floor basis
- Communal break out and meeting areas
- Roof terrace with sea views
- Allocated car parking
- External landscaping
- Profile to A338 Wessex Way

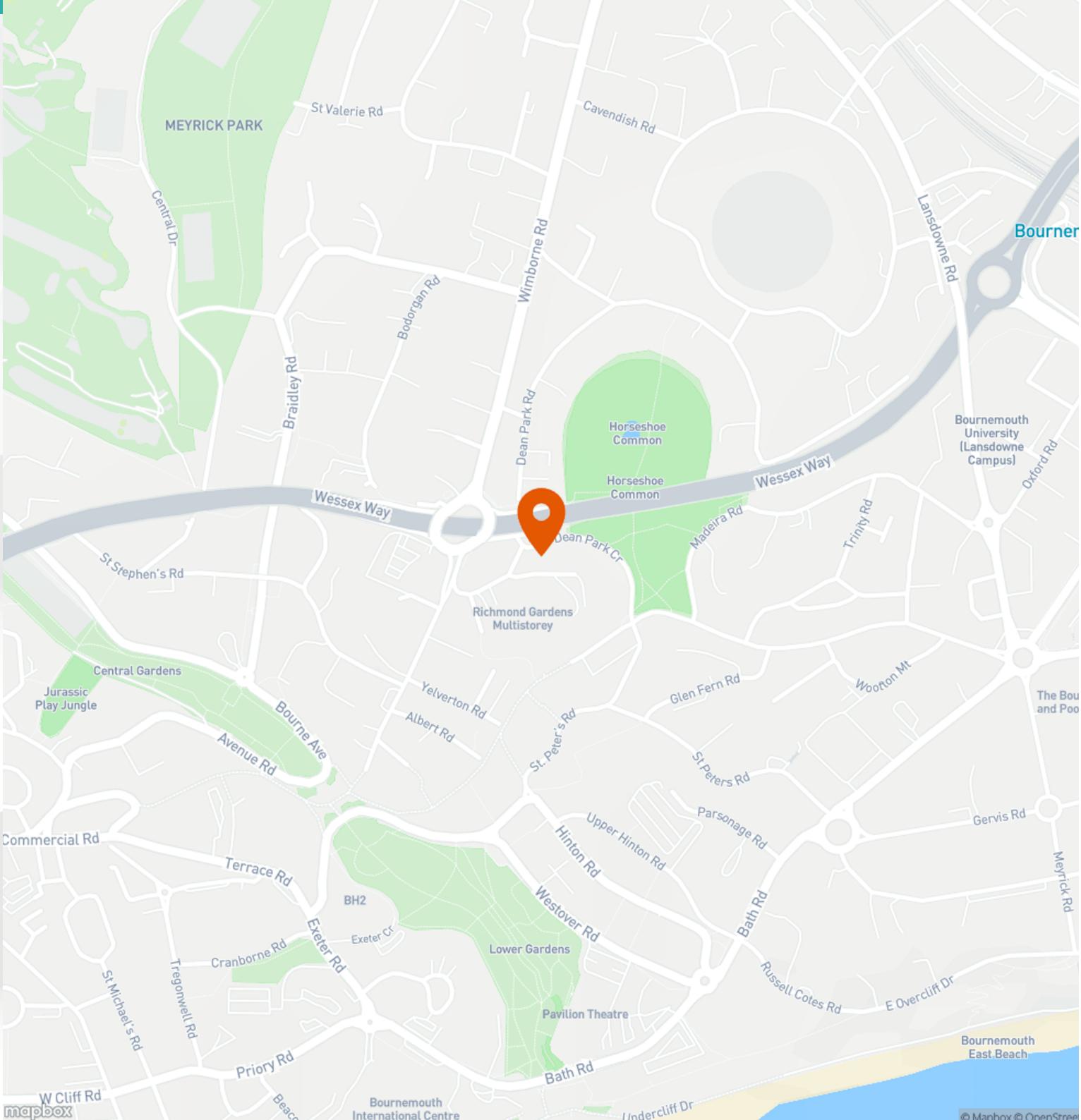


Location

 **Taylors House 12-14 Dean Park Crescent, Bournemouth, BH1 1HL**

Taylors 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 Taylors House.





Further Details

Description

Taylors House is a purpose built, five storey detached HQ office building which has been refurbished throughout to provide high-specification office accommodation. 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 4 car parking spaces for floors 1 and 2 and 3 spaces for the ground floor. There is external landscaping, including a pond.

There is a shared reception, coffee station and meeting room on the ground floor in addition to a communal roof terrace, break out area and games room. The floors are available to let by way of a combination or on a floor-by-floor basis. The ground floor is currently arranged as a board room and partitioned offices and the other floors are predominantly open plan with partitioned meeting rooms.

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
- Communal break out area, meeting room and games room
- Roof terrace with seating/BBQ area

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,601	148.74	Available
1st	2,919	271.18	Available
2nd	2,919	271.18	Available
3rd	2,919	271.18	Let
Total	10,358	962.28	

Viewings

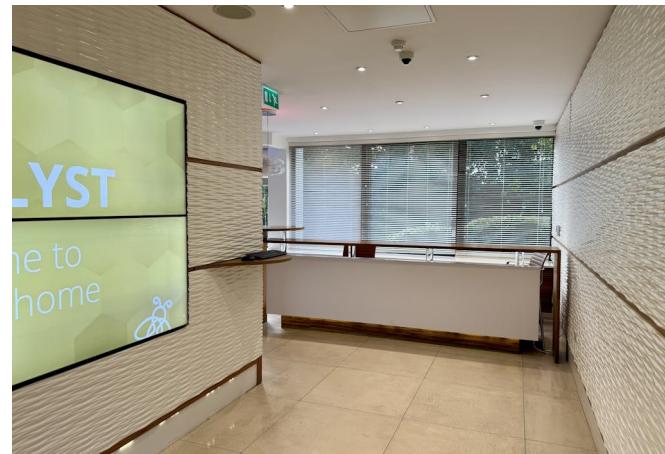
Strictly by appointment through the sole agents Vail Williams.

Terms

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



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



Ben Duly

bduley@vailwilliams.com

07771 542132

01202 558262

