

HOUSE EVERDENE



TO LET

First floor prestigious 'Grade A' Offices
with Excellent Car Parking.

Can be let as a whole or divided into two self-contained office suites.

Available sizes:

2,990 sq ft (277.8 sq m) **3,371 sq ft** (313.2 sq m) **6,361 sq ft** (590.8 sq m)

Everdene House Deansleigh Road Bournemouth Dorset BH7 7DU

CBRE

023 8033 8811

www.cbre.co.uk

 **Vail
Williams**

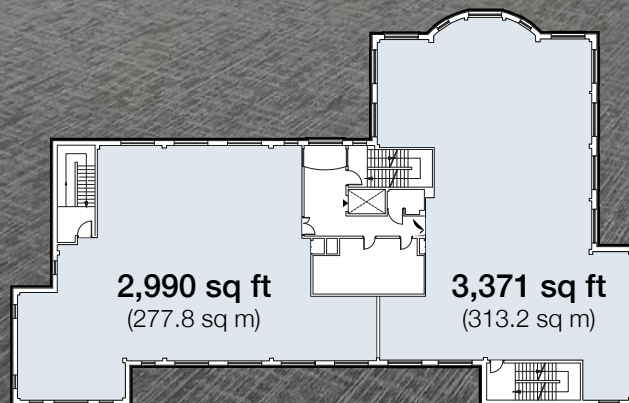
01202 558 262

vailwilliams.com

OFFICES

The offices comprise the first floor of this impressive three-storey building set in mature landscaped grounds.

- First floor extends to approximately 6,361 sq ft (590 sq m)
- Ability to split floor to provide office suites from approx. 2,990 sq ft
- Barrier controlled car parks and access control system to enter building
- Excellent car parking ratio of 1 space per 212 sq ft
- Suspended ceiling with LED lighting
- Accessible male & female WC facilities
- Full access raised floor
- Shower facilities
- Air conditioning





RECEPTION

Centrally located at the north end of the building, the communal reception area provides direct access to the first-floor offices via stairs and lift.

- There are 30 allocated car-parking spaces plus shared use of 18 visitor spaces in the barrier-controlled car park
- Electric vehicle charging points
- Bicycle storage area



LOCATION

Everdene House is situated in a prime location, forming part of the Wessex Fields development, just off the A3060 Castle Lane East, approximately 900m from the A338 Bournemouth Spur Road. The property is opposite the entrance to the Royal Bournemouth Hospital. Occupiers in close proximity include: **Ageas, Bournemouth Crown Court, JP Morgan Chase, Allianz, Starbucks, Terence O'Rourke, Tesco, Village Hotels.**

◀ A338 Wessex Way to Bournemouth & Poole

▲ A3060 Castle Lane West to Castlepoint Shopping Centre

JP Morgan

Cooper Dean Roundabout

A338

A338 Wessex Way joining the A31 to Ringwood & Southampton ▶

Littledown Sports Centre

Royal Bournemouth Hospital

Proposed new access road

Deansleigh Road
Main bus station located here



Village Hotel & Leisure Club

Allianz

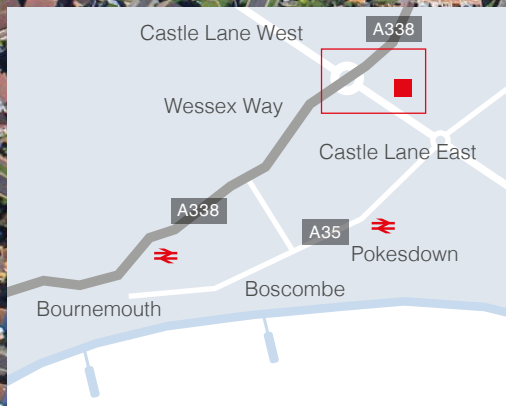
Starbucks

Ageas

EVERDENE HOUSE

A3060 Castle Lane East

Tesco



Drive times: Bournemouth: 3 mins Poole: 23 mins Ringwood: 13 mins Southampton: 39 mins



EVERDENE HOUSE

LEASE

The offices are available by way of a new full repairing and insuring lease, incorporating upward only, open market rent reviews.

RENT

£22.00 per sq ft exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and grounds. Interested parties are advised to make further enquiries.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the joint sole agents:

Emma Lockey
d: 023 8020 6312
m: **07825 357481**
e: emma.lockey@cbre.com

Bryony Thompson
d: 01202 558262
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CBRE

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Vail Williams

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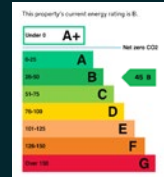
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RATEABLE VALUE

£75,500 (from 1.04.23). Car parking spaces are assessed separately. In the event the floor is split it will need to be reassessed.

EPC RATING

Energy Performance Certificate: B-45



VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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 of identifying the source of funds being relied upon to complete the transaction.

CBRE and Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared: 12/23.