

BOURNEMOUTH

Fifth Floor Waverley House,
115-119 Holdenhurst Road,
BH8 8DY

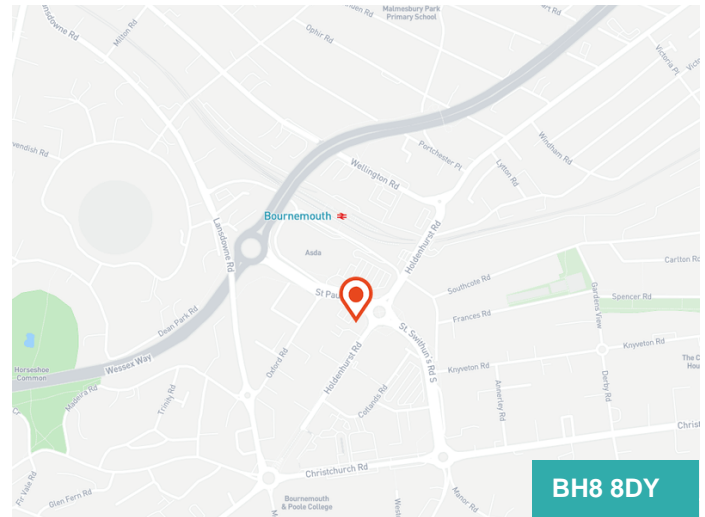


OFFICE TO LET

1,449 SQ FT

- Bournemouth railway station only 600m away
- Prominently located
- 4 car parking spaces

FIFTH FLOOR OFFICE SUITE TO LET



Summary

Available Size	1,449 sq ft
Rent	£23,184 per annum
Business Rates	N/A
Service Charge	£7,687 per annum
EPC Rating	Upon Enquiry

Description

The suite is located on the 5th floor and accessed by way of two passenger lifts and stairwell from a well presented secure ground floor lobby.

Each floor has alternate male & female WCs

The suite has two elevations of glazing with good views and is fitted out to include a kitchen, boardroom and open plan offices.

Location

Waverley House is prominently located on corner of the A35/ St Pauls Road & Holdenhurst Road opposite ASDA and located in a recognised office district of the Town. The Railway station is only 600m away and the beach 0.5 miles. The property has a private gated car park, providing a ratio of 1:385 sq ft.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
5th	1,449	134.62	Available
Total	1,449	134.62	

Viewings

Strictly by appointment through the sole agents.

Terms

A new FRI lease is available on terms to be agreed. The assignment or under-letting of the existing lease expiring 31 March 2023.

VAT

We understand VAT is applicable on the disposal of this premises.



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