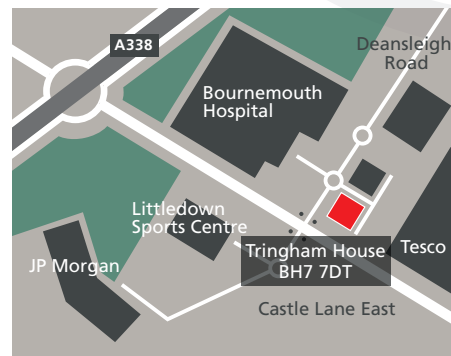
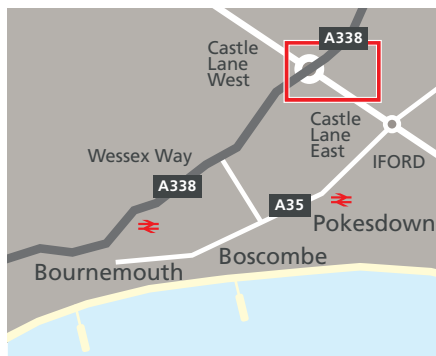




# Tringham House

Bournemouth lies within the South East Dorset conurbation, with Poole to the west and Christchurch in the east. The area has a total population of over 465,000. The urban area creates one of the principal retail and commercial centres in the south of England. It is located approximately 106 miles south-west of Central London and 30 miles west of Southampton.

Bournemouth International Airport is a short distance to the north of the site with daily flights to major UK and European commercial and tourist destinations. Poole has a passenger ferry port with daily crossings to continental Europe and the Channel Islands.



## Distances from Tringham House

Bournemouth	
Train Station:	3 miles
Bournemouth	
Airport:	3 miles
Poole:	8 miles
Ringwood:	9 miles
Lymington:	14 miles
Southampton:	29 miles
Winchester:	37 miles
Basingstoke:	56 miles
London:	104 miles

A DEVELOPMENT BY



Designed and printed by Cedar Group: 01794 525 032

## ● Terms

Available on a new full repairing and insuring lease.

## ● Rent

On application.

## ● Rateable Value

Business rates are payable.

The building will need to be reassessed on completion of the works.

## ● Legal Costs

Each party to be responsible for their own legal fees.

## ● Energy Performance Certificate (EPC)

An EPC will be produced on completion of the refurbishment works.

## ● Viewing

Strictly by appointment through the joint sole agents:

### Emma Lockey

T: 02380 206 312

M: 07825 357 481

E: emma.lockey@cbre.com

### Nick Tutton

T: 023 8020 6313

M: 07887 563 264

E: nick.tutton@cbre.com

### Nella Pang

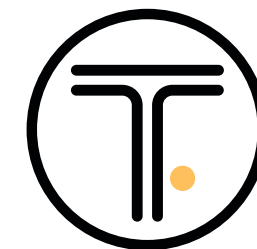
T: 0238 038 5611

M: 07738 625431

E: nella.pang@eu.jll.com



**Misrepresentation Act 1985**  
CBRE and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and JLL has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 11/2018.



# Tringham House



Ready for occupation - Autumn 2019

## TO LET

Prestigious Modern HQ Office Building

31,183 sq ft with 200 car spaces

Tringham House Deansleigh Road Bournemouth BH7 7DT



◀ A338 Wessex Way - to Bournemouth & Poole

▲ To Castlepoint Shopping Centre

A338 Wessex Way - to Ringwood & Southampton ▶



## Tringham House

### ● Location

The property is situated in a prime location, forming part of the Wessex Fields development, fronting the A3060 Castle Lane East, a short distance from the A338 Bournemouth spur road. The property is adjacent to the entrance of the Royal Bournemouth Hospital.

Other occupiers in close proximity include; Ageas, JP Morgan Chase, Village Hotels, Bournemouth Crown Court and Tesco.

### ● Description

Tringham House comprises a prominent detached office building arranged over ground level and three upper floors. The building is about to undergo a comprehensive refurbishment to include the following:

- New reception area
- New air conditioning
- Suspended ceilings with inset LED lighting
- High quality finishes throughout
- Shower facilities and bike storage
- 200 car spaces
- Feature floor terraces

