

TO LET
GRADE A OFFICES AT
THE HELM, HOLDENHURST ROAD

BOURNEMOUTH, DORSET, **BH9 8EJ**



WATKIN JONES
GROUP

goadsby

**Lambert
Smith
Hampton**

**GRADE A OFFICES AT
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CGI - ILLUSTRATION ONLY

A major new arrival of commercial and residential accommodation situated in the heart of Dorset's premier office district known as Lansdowne, Bournemouth

This impressive 19 storey building is currently under construction, with completion due January 2020. The building occupies a prominent position fronting Holdenhurst Road and comprises **159 residential units, 2,800 sq ft of retail/restaurant accommodation and 34,488 sq ft of Grade A offices with underground car-parking.**

The offices are arranged over floors 1-4 with the benefit of their own entrance, presenting an excellent opportunity to be a **single occupied HQ building** or alternatively, the landlord will consider letting on a floor by floor basis.

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Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of central London. The Bournemouth and Poole conurbation is an established office location with occupiers including: **AGEAS UK, AJ Gallagher, Barclays, Health on Line, JP Morgan, Liverpool Victoria, Lloyds, McCarthy & Stone, Nationwide, Vitality Health** and **Xerox**.

Bournemouth has seen a huge surge in development activity and the skyline has been transformed by the completion of two new hotels – Hilton and Hamptons by Hilton. The site of the former NCP car-park has also been redeveloped as part of a £50M leisure complex known as BH2. The complex includes 16 family restaurants and a 2,000 seat, 10 screen Odeon cinema. Bournemouth University are also expanding rapidly and have recently commenced construction of a new 100,000 sq ft building.

There are currently approximately 150,000 people employed within Bournemouth and Poole with a heavy bias towards the service sector. The hotel and financial services are particularly well represented. Bournemouth and Poole have been named as one of the UK's 21 vibrant digital technology clusters across the UK and its strong digital sector is partly driven by the supply of graduates from Bournemouth University and Arts University, Bournemouth.



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Perfectly placed at the centre of Bournemouth's Primary office District...

The building is situated in Dorset's premier business district known as Lansdowne, Bournemouth which is an exciting place where ideas, innovations, technology and enterprise flourish close to the free and relaxed climate of the beach.

Bournemouth Borough Council has launched its new vision for Lansdowne being the key location for employment and economy and has recently won funding to improve the public realm. The area has many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College. With strong transport links due to its proximity to the main road network and transport hub, the vision is to create an exciting environment for local businesses.



Situation

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KEY

OCCUPIERS

- 1 Capita / McCarthy & Stone / Gallagher
- 2 Health on Line / Lloyds
- 3 Goadsby
- 4 Lester Aldridge
- 5 HMRC
- 6 Bournemouth University
- 7 Dorset Police
- 8 4Com

RETAILERS

- 9 Tesco Express
- 10 Starbucks
- 11 Asda
- 12 Subway

TRANSPORT

- 13 Bournemouth mainline railway & coach station

CAR PARKS

- 14 Cotlands Road (420 spaces)

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By foot

| | |
|-------------------------|---------------------------------------|
| Cotlands Road car park | ••• 0.2 miles // 4 minutes |
| Train station | ••••• 0.4 miles // 8 minutes |
| Bournemouth Town Centre | ••••••• 0.4 miles // 7 minutes |
| Clifftop / Beach | ••••••••• 0.5 miles // 8 minutes |
| BH2 Leisure Complex | ••••••••••••• 0.9 miles // 15 minutes |

By foot



Approximate journey times - Source: Google

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By car

Bournemouth Town Centre ••• 0.4 miles // 3 minutes

Poole Town Centre ••••• 7 miles // 22 minutes

Ringwood ••••••• 11.1 miles // 16 minutes

Southampton City Centre ••••••••• 32 miles // 43 minutes

Winchester •••••••••• 39 miles // 45 minutes

London •••••••••••••••••••••• 105 miles // 2 hrs 20 mins



Approximate journey times - Source: Google

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By bus

There are regular bus services from the Lansdowne roundabout and bus station serving the conurbation.

By bus



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By train

Bournemouth mainline railway station is approximately 0.3 miles from the development, which provides regular services to the following destinations:

| | |
|---------------------|--|
| Poole | ••• 9 minutes |
| Southampton Central | ••••• 29 minutes |
| Southampton Airport | ••••••• 40 minutes |
| Winchester | ••••••••• 46 minutes |
| Basingstoke | •••••••••• 1 hour 2 minutes |
| London | •••••••••••••••••••• 1 hour 50 minutes |



Approximate journey times - Source: Google

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By plane

Bournemouth Airport & Southampton Airport are approximately 5.5 miles and 33 miles distant from the development respectively and there are flights to numerous destinations.

By plane 

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An excellent opportunity to be a single occupied HQ building or alternatively, multi-tenanted.

This impressive building is arranged over 19 storeys and is currently under construction, with completion due January 2020. The building occupies a prominent position fronting Holdenhurst Road and comprises 159 residential units, 2,800 sq ft of retail/restaurant accommodation and 34,488 sq ft of Grade A offices with underground car-parking.

The offices are arranged over floors 1-4 and benefit from their own entrance and reception on the ground floor which is accessed directly from Holdenhurst Road.

The central core is accessed from the reception and provides two 13 person lifts and stairs for the sole use of the occupiers of the offices. There are male, female and disabled cloakrooms and shower facilities on each of the upper floors.

The offices are allocated 47 car spaces in the underground car park of Oxford Point, which is a new building adjacent to this development and can be accessed from Oxford Road. There will be a new pedestrian boulevard adjacent to the building which will provide a link between Holdenhurst Road and Oxford Road.

Whatever the nature of your business, whatever your personality, create your own specification.

Initially, the offices will be finished to a shell and core finish. Subject to terms, the CAT A fit-out (eg; air conditioning system, ceilings, raised floors and lighting) can be installed according to an occupier's requirement.

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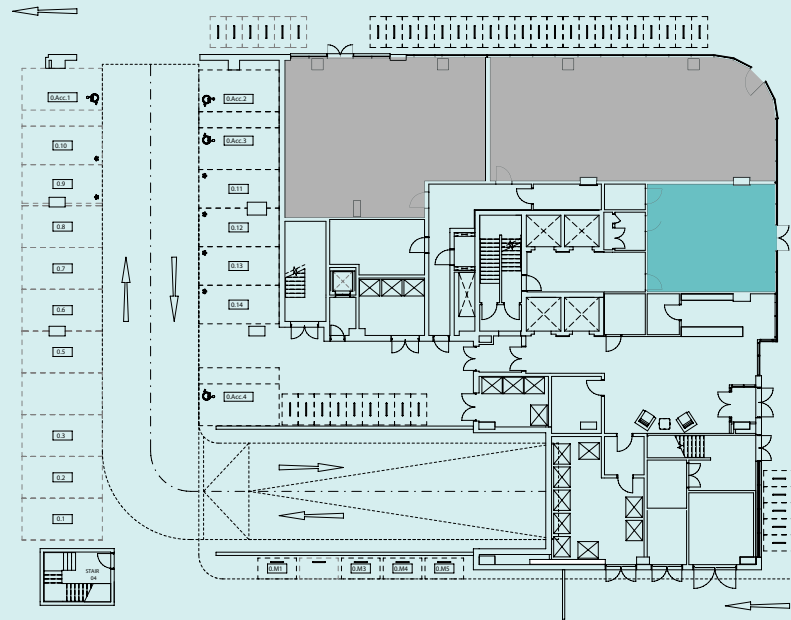
The above approximate net internal areas have been scaled off plan and will be confirmed upon practical completion.

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Ground floor reception

55 sq m
592 sq ft

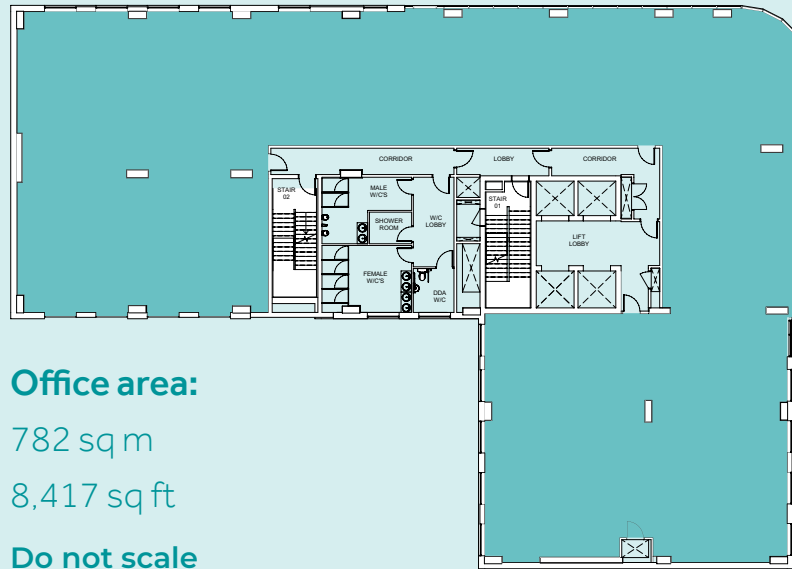
Do not scale
Illustration only



Ground floor

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1st floor



Office area:

782 sq m

8,417 sq ft

Do not scale

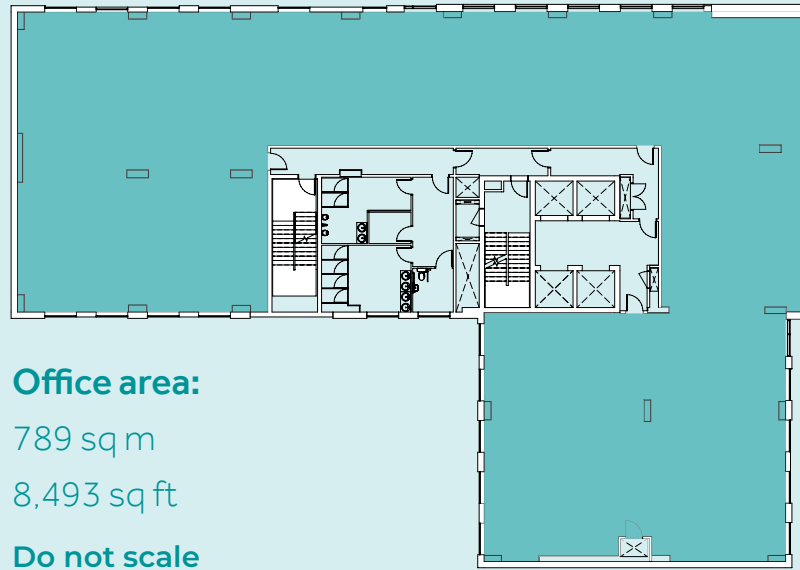
Illustration only

1st floor

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2nd floor



Office area:

789 sq m

8,493 sq ft

Do not scale

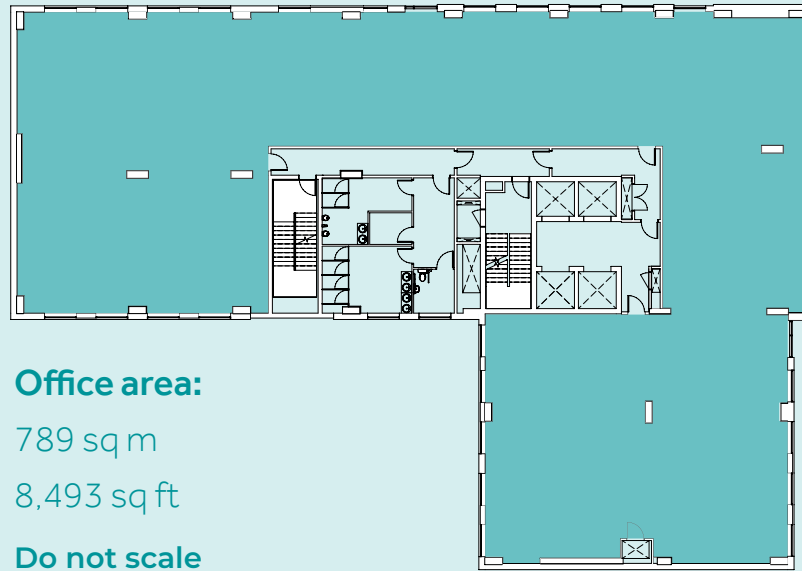
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2nd floor

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3rd floor



Office area:

789 sq m

8,493 sq ft

Do not scale

Illustration only

3rd floor

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4th floor



Office area:

789 sq m

8,493 sq ft

Do not scale

Illustration only

4th floor

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Rent

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On application.

Lease

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

Service Charge

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A service charge will be payable in respect of the maintenance, repair and running costs of the common parts of the development and also external repairs of the building. Interested parties are advised to make further enquiries.

Business Rates

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The tenant will be responsible for the payment of business rates.

Building's Insurance

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The landlord will insure the building and recover the premium from the tenant.

EPC Rating

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An Energy Performance Certificate will be provided upon practical completion.

Legal Costs

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

VAT

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The premises are elected for VAT.

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Contact

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For further information please contact the joint sole agents, Goadsby & Lambert Smith Hampton, through whom all negotiations must be conducted.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.