

One Vision

Three New Buildings

TO LET



Some of the most significant office developments on the Central South Coast for over a decade...

Three new & exciting office buildings in the Lansdowne commercial district of Bournemouth



One Lansdowne Plaza



Oxford Point



Digital Point

FULLY LET

TO LET

TO LET

Brand new 9 storey office building
Up to approximately
5,000 sq m (53,822 sq ft)

3 storeys of offices/academic space
Up to approximately
3,029 sq m (32,604 sq ft)

Brand new 12 storey office building
Up to approximately
10,377 sq m (111,699 sq ft)

DEVELOPMENT BY



www.onevisionbournemouth.co.uk



Respected developers, Watkin Jones Group, have gained consent for three new and exciting office buildings to be constructed in the Lansdowne commercial district in Bournemouth.



Bournemouth

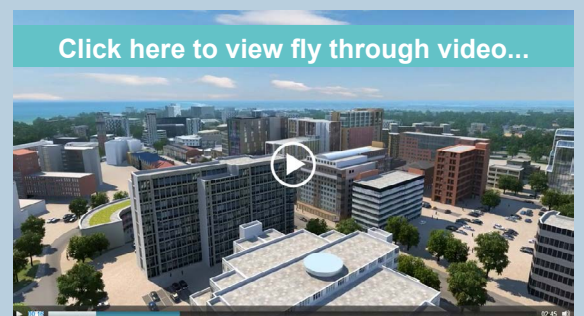
Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of central London. The Bournemouth and Poole conurbation is an established office location with occupiers including:

Ageas UK, AJ Gallagher, Barclays, Health on Line, JP Morgan, Liverpool Victoria, Lloyds, McCarthy & Stone, Nationwide, Teachers Assurance, Vitality Health and Xerox.

Lansdowne

Bournemouth Borough Council has launched its new vision for the Lansdowne, being the key location for employment and economy. 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 will create an exciting environment for local businesses.

The Lansdowne benefits from direct access to the A338 Wessex Way which links via the A31 to the M27 and M3 with journey times to London by road being in the region of 2 hours and 15 minutes. The long distance coach station, beside the railway station, provides further routes including to Bournemouth Airport which runs routes to and from popular domestic and international destinations. The main line railway station allows regular direct services to London Waterloo in 1 hour and 50 minutes.



DEVELOPMENT BY



DIGITAL
POINT

Holdenhurst Road
Lansdowne, Bournemouth, BH8 8EP



Digital Point is a brand new 12 storey office building with parking, currently under construction with completion due September 2019.

The building will occupy one of the town's most prominent sites in the heart of the Lansdowne commercial district.

The Lansdowne district is one of Bournemouth's business locations and has attracted major office occupiers and educational facilities.

Up to 10,377 sq m (111,699 sq ft)

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Digital Point

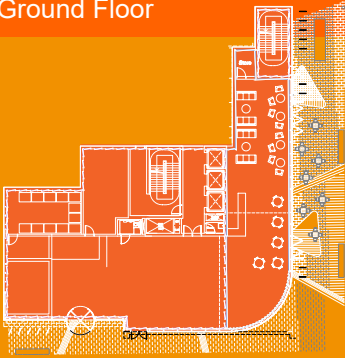
This 12 storey building will benefit from excellent natural daylight and low running costs with the aim to achieve a BREEAM Excellent rating.

The accommodation is open plan and capable of being split, with suites ranging from approximately 4,000 sq ft.

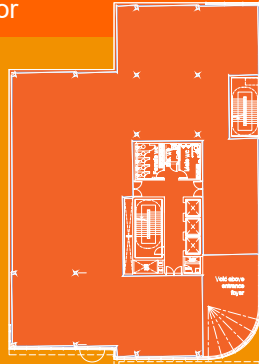


Holdenhurst Road
Lansdowne, Bournemouth, BH8 8EP

Ground Floor



1st Floor

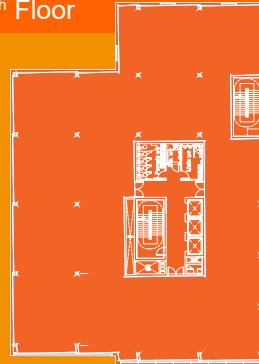


Floor Areas

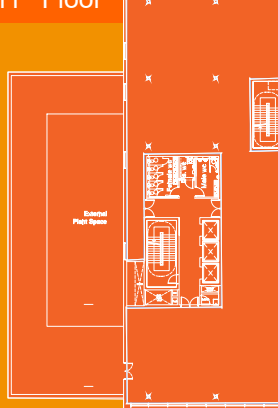
Ground	589 sq m	6,340 sq ft
First	910 sq m	9,795 sq ft
Second	1,018 sq m	10,958 sq ft
Third	1,018 sq m	10,958 sq ft
Fourth	1,018 sq m	10,958 sq ft
Fifth	1,018 sq m	10,958 sq ft
Sixth	1,018 sq m	10,958 sq ft
Seventh	1,018 sq m	10,958 sq ft
Eighth	1,018 sq m	10,958 sq ft
Ninth	584 sq m	6,286 sq ft
Tenth	584 sq m	6,286 sq ft
Eleventh	584 sq m	6,286 sq ft
Total	10,377 sq m	111,699 sq ft

Parking is available.

2nd - 8th Floor



9th - 11th Floor



Specification

- Comfort cooling and heating
- 100mm full access raised floors
- 3 lifts
- 2.7m floor to ceiling height
- Flush LED light fittings to the office space
- Suspended ceilings
- Oak veneer doors
- Male, female and disabled WCs and showers

Lease

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

Rent

- On application.

VAT

- VAT is applicable.

Service Charge

- A service charge will be applicable.

Legal Costs

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

For Further Information

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- More detailed information available on the website:

www.onevisionbournemouth.co.uk



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