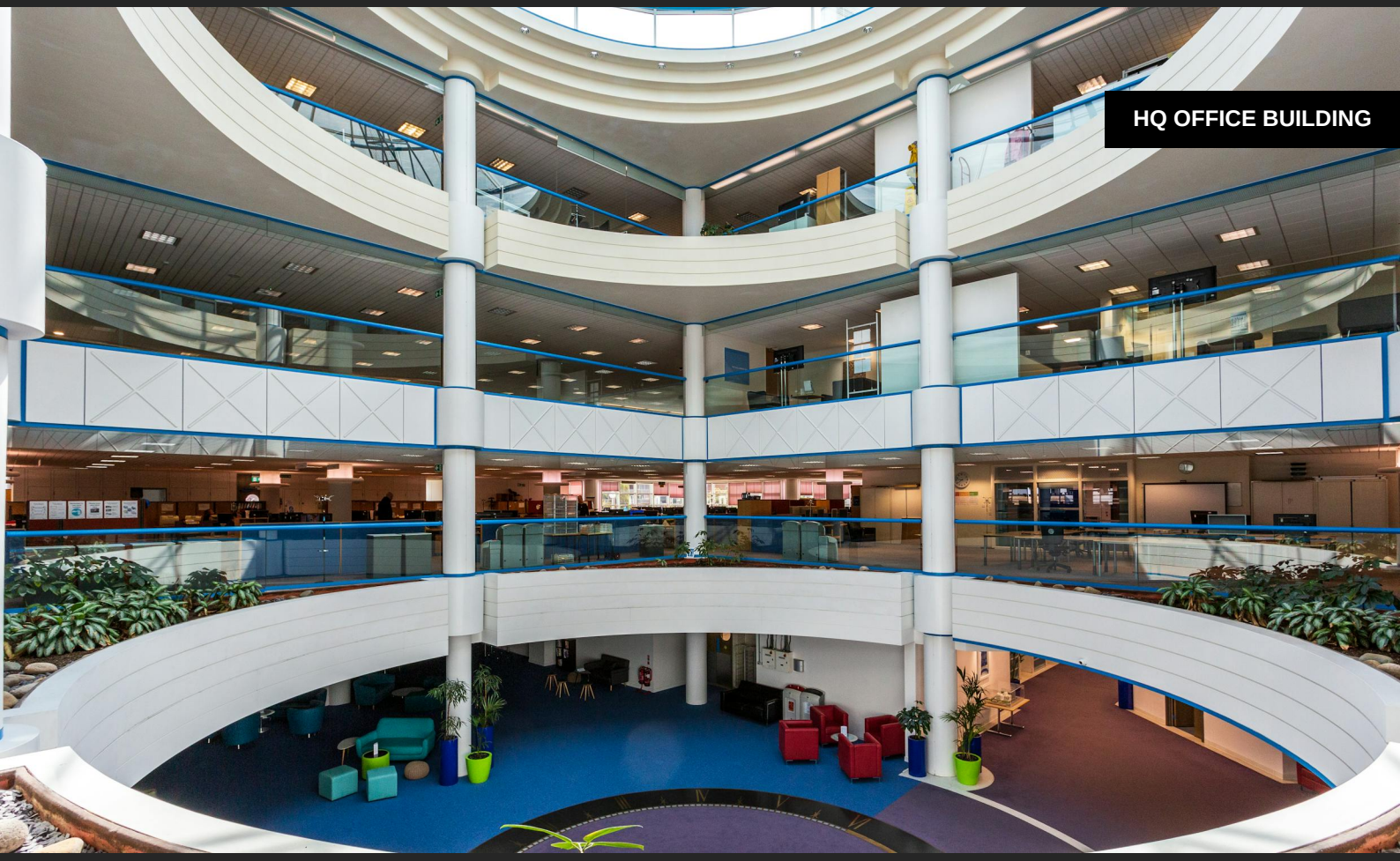
Omega RE

TO LET



100 Holdenhurst Road

Bournemouth, BH8 8AQ

Landmark modern office building with generous car parking spaces

2,542 to 43,242 sq ft

(236.16 to 4,017.31 sq m)

- Car parking ratio (1:277 sq ft)
- Bournemouth city centre
- 300 metres from Bournemouth train station
- Surrounded by a highly skilled and dynamic workforce.
- Recently benefited from circa £500,000 of capital expenditure including a BMS upgrade and replacement boilers

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Description

Internally, the property is fitted out with suspended mineral fibre ceiling tiles, raised access floors and carpet floor finishes to the offices. The offices are predominately open plan and the property is accessed from ground level with two escalators leading to a full height atrium reception at first floor level. The property benefits from four passenger lifts with a dedicated lift lobby on each floor along with flexible floor plates serving a range of occupier requirement.

Externally there is extensive terrace space and a well-kept garden providing outdoor amenity space. A rare, two storey car park is located underneath the building along with surface level spaces providing an attractive in-town parking ratio of 1:277 sq ft.

Property Highlights / Amenities

- Build Status: 2nd Hand - Under Refurbishment

Location

The property is located on Holdenhurst Road, an arterial road running adjacent to the A35. The property is within a 5-minute walk from Bournemouth Railway Station which provides frequent train services to Central London.

100 Holdenhurst Road is located at the corner of Station Roundabout, with immediate access to the A35 and A338, providing connectivity to the M27 and M3 motorways.

The offices benefit from strong amenity provision including a Better Gym, Tesco Express, Starbucks Coffee, McDonald's, KFC, Asda and various independent restaurants within 5 minutes' walk.

Bournemouth's jewel in the crown, Boscombe Beach, is only a 10-minute walk away. The town centre is readily accessible and offers a wide array of amenities catering to all interests.

Accommodation

The accommodation comprises the following areas:

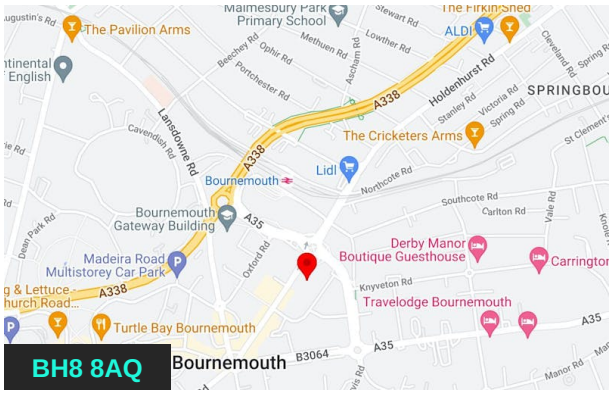
Name	sq ft	sq m	Availability
Ground - Office	2,542	236.16	Available
1st - Office	17,738	1,647.91	Available
2nd - Office	25,076	2,329.64	Let
3rd - Office	22,962	2,133.24	Available
4th - Office	20,746	1,927.37	Let
Total	**89,064**	**8,274.32**	

Viewings

Viewing strictly by sole letting agent Omega RE

Terms

New short term licences / leases available.







Summary

Available Size	2,542 to 43,242 sq ft
EPC Rating	E (112)

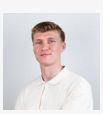
Viewing & Further Information



Nella Pang
02382 355799 | 07738 625 431
nella@omega-re.co.uk



Jonathan Trice
02382355799 | 07725900415
Jonathan@omega-re.co.uk



Ed Roberts
02382355799 | 07380 997602
ed@omega-re.co.uk

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