BOBBY & CO

• BOURNEMOUTH •

UNIQUE WORKSPACE TO LET

2,755 to 11,000 sqft
Remodelled and refurbished workspace
Iconic Bournemouth town centre building

Suitable for a variety of uses including workspace, medical and education (subject to necessary consents)

Discover a revolutionised office experience in the heart of Bournemouth. Nestled within the iconic Bobby's, our dynamic workspace offers more than just a place to work.

Enjoy seamless productivity with our multi-sector targeted environment, featuring a state-of-the-art coworking event space, a luxurious beauty hall, a café, and a stylish cocktail bar.

Join us and elevate your workday with unparalleled amenities and a vibrant community.

The Square | 2-12 Commerical Road | Bournemouth | BH2 5LP









Iconic central Bournemouth building combining period features and modern office specification including air conditioning, passenger lifts and showers.

2,755 to 11,000 sqft of extensively remodelled and refurbished business space with communal outdoor garden.

Amenities nearby such as gyms, coffee shops and soon The Botanist (in the building) and The Ivy.

Transport links with Bournemouth train station under 1 mile away.



Bobby's Beauty Hall

An independent beauty hall with a big heart for both the big beauty brands that you would expect to see, but also smaller brands who are new to the market.

Bobby's Parlour

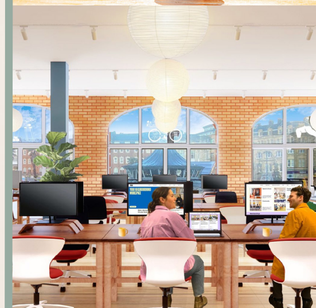
Bobby's Parlour brings good vibes and great taste to Bournemouth town centre with coffee from BadHand, fresh bakes from the amazing Hoxton Bakehouse, store-made sourdough sandwiches, made to order ice cream creations, and plenty of seasonal specialities.

Patch Neighbourhood workspace

Located on the first floor, Patch will be home to a suite of work and event spaces for the Bournemouth and wider Dorset community to enjoy.















Description

Originally constructed as a department store in 1915, Bobby's has now been extensively remodelled and refurbished to provide market leading business space that will suit a wide range of occupiers and uses.

The office space is located across 2nd and 4th floors, with well configured and efficient floor plates of up to c.8,250 sqft.

Every effort has been made to retain and enhance the period features of the exisiting building, paired with a modern specification including air conditioning, new lift and high quality lighting. This combines to create a unique offer in the town and regional market.

The office floors benefit from dedicated entrances (separate from retail) large crittal windows, impressive floor to ceiling heights, communal outdoor spaces and immediate access to the amenity of Bournemouth.













Location

The property benefits from a prime location in the heart of Bournemouth's town centre, with close connections to bus stop, electric scooter hubs and direct access to Bournemouth Airport, 13 minute drive away, Bournemouth train station (South Western Rail) is under 1 mile away.

The building is located in close proximity to the central and lower gardens, amenities such as gyms, cafes close by as well as the BH2 complex and Commerical Road, Bournemouth's principle leisure and shopping location. Bournemouth's newest leisure offer, The Botanist is soon to open in the building as well as The Ivy opening on the Square, offering immediate amenities for incoming tenants.

Centrally located with excellent transport links and easy access to the town centre's retail and leisure facilities

retail and leisure

Pure Gym 320m
Tesco Express 130m
The Ivy 130m (target opening date in 2025)
BH2 Leisure Complex 130m
Franco Manca
Hilton Hotel 110m

car parks

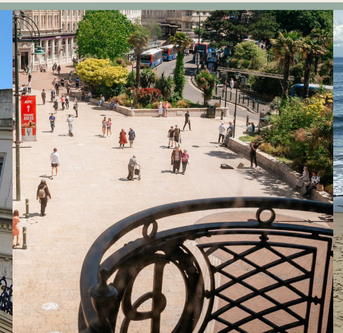
BH2 car-park (175 spaces)
Avenue Road car-park (900 spaces)
RCP, Richmond Hill (236 spaces)
NCP, Terrace Road (87 spaces)
Winter Gardens car-park (250 spaces)

public transport

Bus stops on Gervis Place 55m









Availability

Floor	Sqft	SqM
2nd	8,245	766
4th	2,755	256
Total	**11,000**	**1,022**

All measurements are on a Net internal basis and subject to final measurements

Lease

The premises are available by way of a new effective full repairing and insuring lease on terms to be negotiated





New outdoor terrace area

Located at the rear of the building, the newly built terrace area offers workers a retreat from their desks that is also away from the hustle and bustle of the Square.

Accessible from the 2nd floor, this area is a new addition to the building, providing private outdoor space for the first time.



2nd floor

4th floor





Service Charge

A service charge is payable in respect of the upkeep and maintenance of communal elements of the building.

Full details are available upon request

VAT

Unless stated otherwise all terms are quoted exclusive of VAT

Rateable Value

To be assessed.

EPC Rating

2nd floor: 58 C
4th floor: To be assessed, estimated B

Viewings & Enquiries

For all viewing enquiries and negotiation, please contact the joint sole agents, Omega RE or Goadsby through whom all negotiations must be conducted.

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Important

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available HERE.

These particulars are believed to be correct, but their accuracy is not guaranteed and they no 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 as necessary, to the structural integrity of the premises and condition/ working order of services, plant or equipment.

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