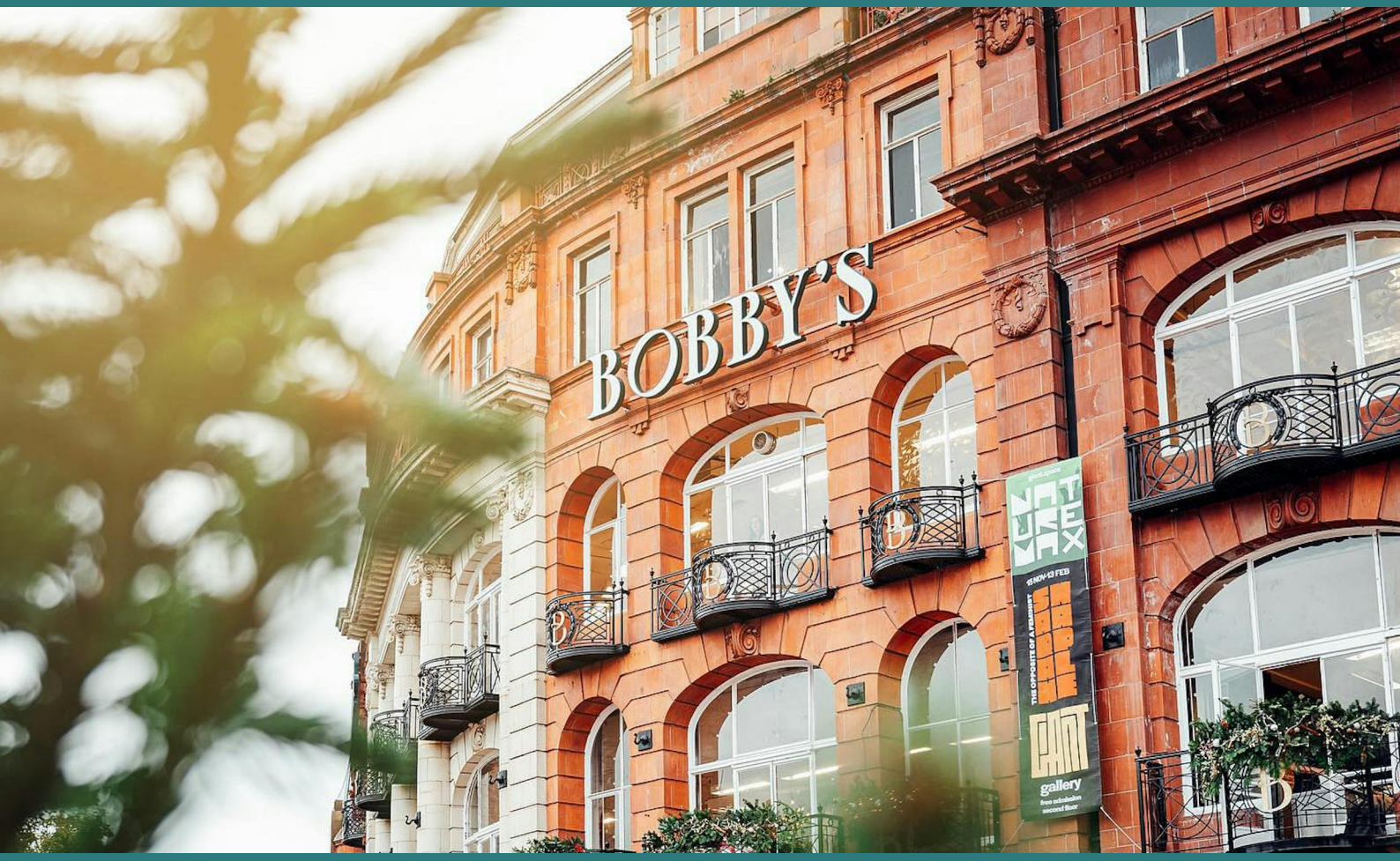
Omega RE
COMMERCIAL REAL ESTATE ADVISORY

TO LET



Bobby's Bournemouth

The Square, Bournemouth, BH2 5LP

Recently refurbished office space available and ready for occupation in Central Bournemouth

807 to 8,228 sq ft

(74.97 to 764.41 sq m)

- 807 - 8,228 sq ft of extensively remodelled and refurbished business space with communal outdoor garden
- Benefitting from amenities such as gyms, coffee shops and The Botanist
- Iconic central Bournemouth building combining period features and modern office specification

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Bobby's Bournemouth, The Square, Bournemouth, BH2 5LP

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 within this historic landmark property.

Every effort has been made to retain and enhance the period features of the existing building, this includes fixtures & fittings original ceiling mouldings, columns and flooring. This is paired with a modern specification including air conditioning, new lift and high quality lighting. This combines to create a unique offer in the city and regional market.

Location

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

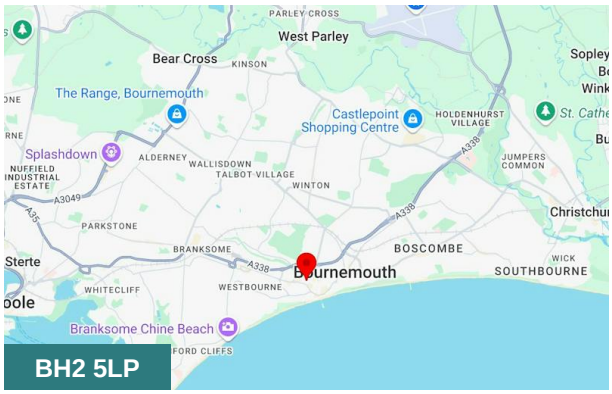
The building is located in close proximity to the central and lower gardens, with amenities such as gyms and café's close by as well as the BH2 and Commercial Road, Bournemouth's principle leisure and shopping location.

Bournemouth's newest leisure offers, The Botanist (4th floor) and The Ivy offer new immediate dining and drinks options for incoming tenants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 02C	1,593	147.99	Available
2nd - 02D	2,938	272.95	Available
2nd - 02E	807	74.97	Available
4th	2,890	268.49	Available
Total	**8,228**	**764.40**	







Summary

Available Size	807 to 8,228 sq ft
Service Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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