Omega RE

TO LET



11A The Avenue, Bournemouth

Bournemouth, BH2 5RP

Modern 6,415 sq ft office space ready for occupation in the Centre of Bournemouth

6,415 sq ft

(595.97 sq m)

- Dedicated entrance
- Modern AHUs, air conditioning and LED lighting
- Well presented WCs and shower provision
- Situated in central Bournemouth
- Ready for occupation
- Furnished and unfurnished options available
- Excellent transport links with Bournemouth Train Station under 1 mile walk away

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11A	6,415	595.97	Available
Total	**6,415**	**595.97**	

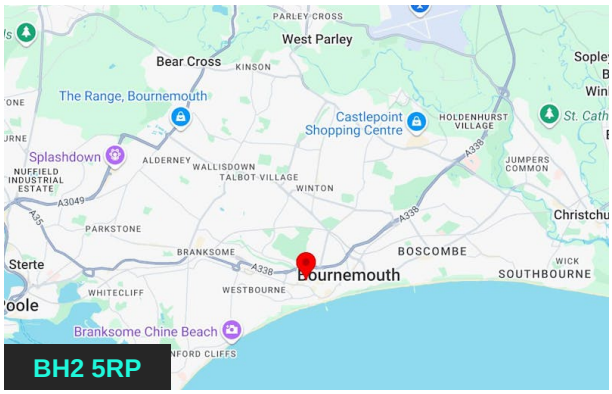
Description

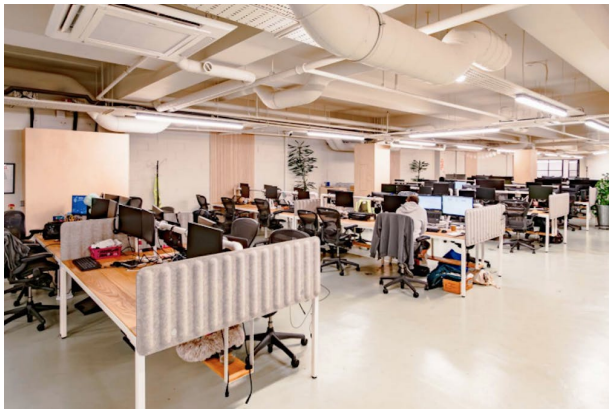
The accommodation which can be let as furnished or unfurnished, extends to 6,415 sq ft and is predominantly open plan, but some partitioning has been used to create separate meeting rooms/offices and a kitchenette. The offices are accessed directly from Avenue Road and are situated at lower ground floor level. There are male, female and disabled WCs along with shower facilities.

Location

11a The Avenue is approximately 50m from Bournemouth Gardens and benefits from it's prime location 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 gym's, cafe's as well as The Avenue shopping centre providing a variety of options and comfort to future tenants.







Summary

Available Size	6,415 sq ft
Rent	£80,000 per annum
Rates Payable	£0.84 per sq ft
Service Charge	£4.15 per sq ft
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Viewing & Further Information



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



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

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