THE AVENUE

to let

Bournemouth town centre offices

596 sq m // 6,415 sq ft

Suitable for a variety of uses including office (current use), medical and education
(subject to any necessary consents)

Entrance from Avenue Road

11a The Avenue Centre
Avenue Road, Bournemouth
Dorset, BH2 5RP





Air Conditioning

Car parks available nearby

Retail/Leisure Facilities Nearby

Excellent Road Connectivity

Excellent Public Transport

AVENUE

11a The Avenue is situated on **Avenue Road** approximately **50m** from Bournemouth Gardens in the **heart** of Bournemouth Town Centre.

The accommodation is at **lower ground floor**, extends to approximately **6,415 sq ft** and is predominantly **open plan** with furnished options available.

The accommodation is available by way of a **new lease**, subject to a commencing rental of **£80,000 per annum** exclusive of VAT and all outgoings.



>> location map
>> streetview
>> what3words

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

retail/leisure

Pure Gym	110m
Pret a Manger	190m
Tesco Metro	240m
Bobby's (incorporating The Botanist from 2025)	200m
The Ivy (target opening date in 2025)	240m
BH2 Leisure Complex	450m
McDonalds	400m
Hilton Hotel	350m

car parks

Avenue Road car-park (900 spaces)	opposite 11A
RCP, Richmond Hill (236 spaces)	300m
NCP, Terrace Road (87 spaces)	260m
Winter Gardens car-park (250 spaces)	550m

public transport

Bus stops on Avenue Road	
Bus stops on Gervis Place	400m

description

The offices are accessed directly from Avenue Road and are situated at lower ground floor level.

The accommodation is predominantly open plan, but some partitioning has been used to create separate meeting rooms/offices and a kitchenette.

There are male, female and disabled cloakrooms and shower facilities.

specification

- Exposed ceilings
- Modern lighting
- Air conditioning
- Kitchenette
- Male, female and disabled cloakrooms
- Showers

floor area

The accommodation extends to approximately:

596 sq m // 6,415 sq ft

floor area provided by our client and scaled off plan.

lease

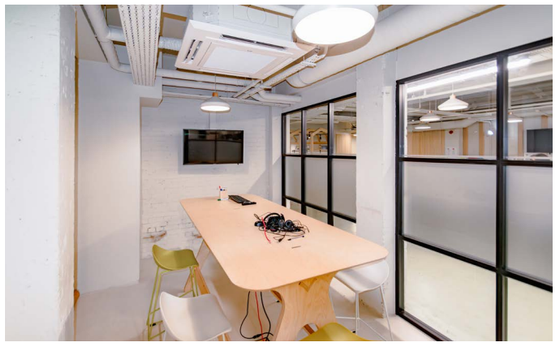
The premises are available to let by way of a new effective full repairing and insuring lease for a negotiable term, incorporating upward only market rent reviews.





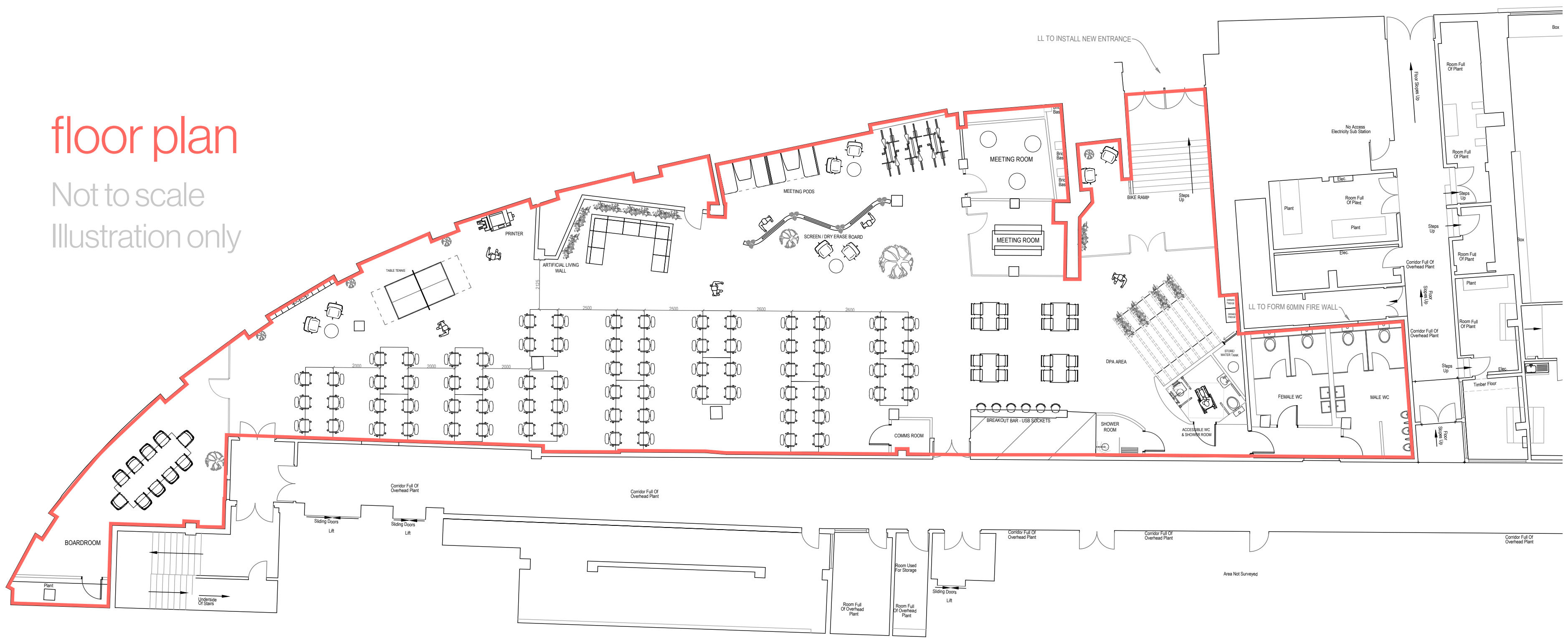


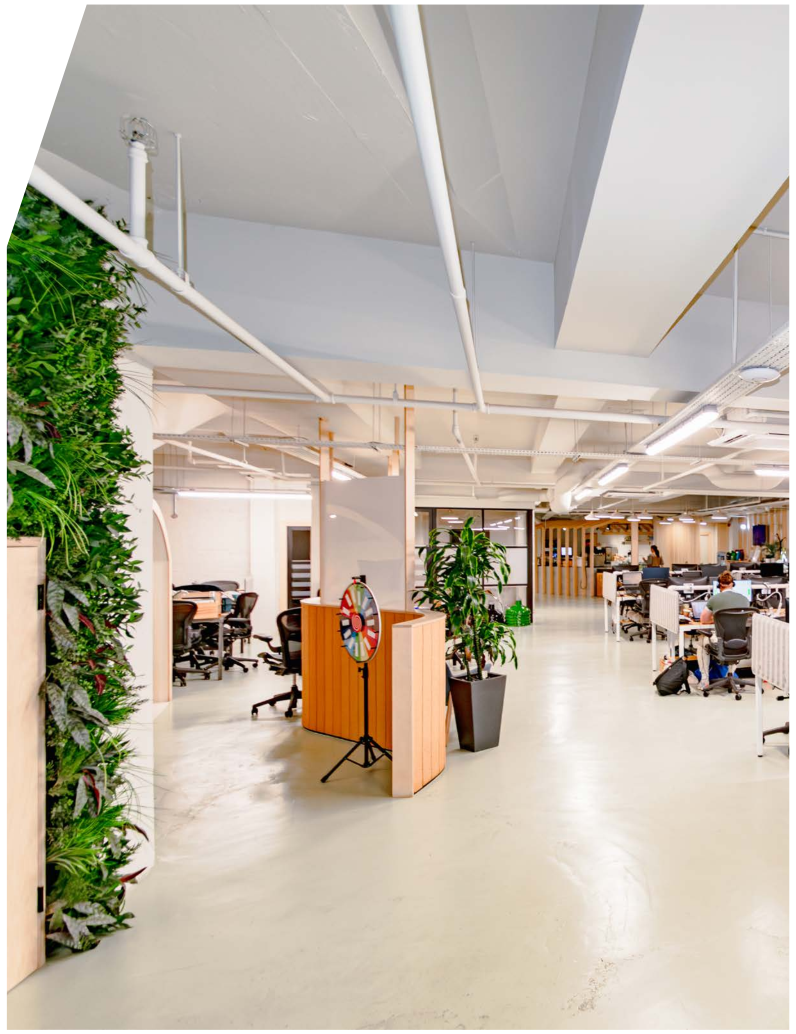




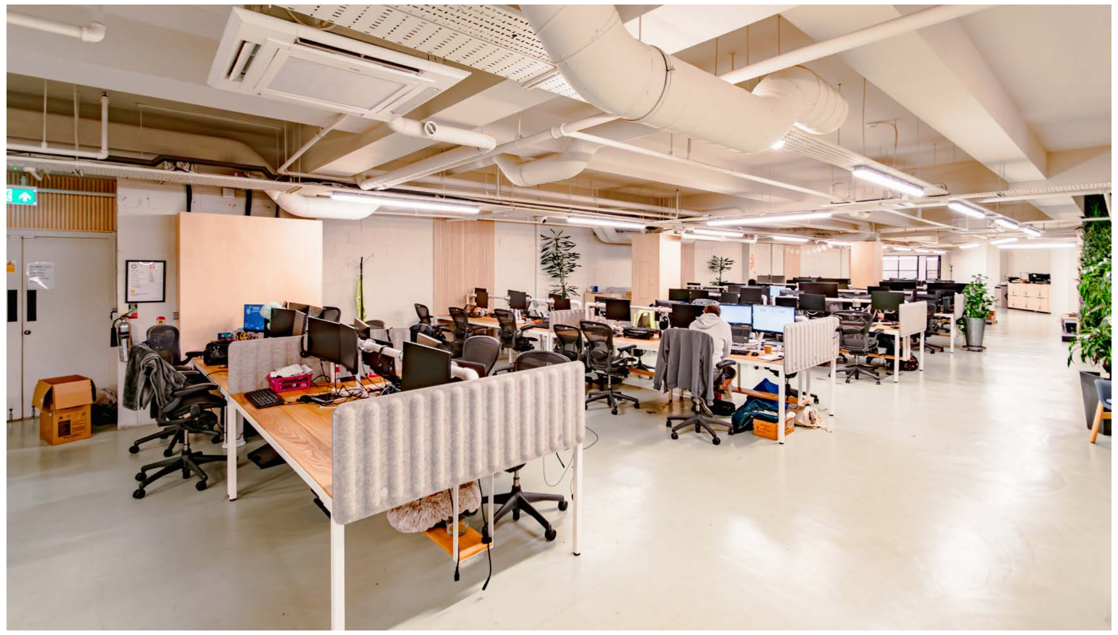
floor plan

Not to scale
Illustration only



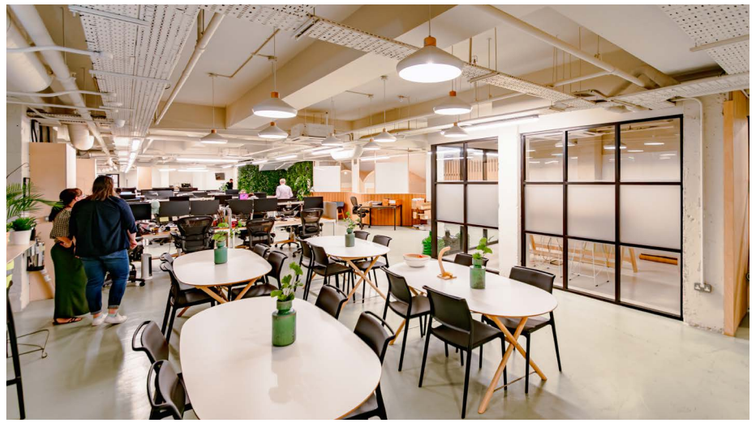












rent (unfurnished)

£80,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

furnished options

Subject to appropriate terms being agreed, our client is willing to furnish the office.

epc rating

To be commissioned.

rateable value

£10,750 (from 1.4.23)

service charge

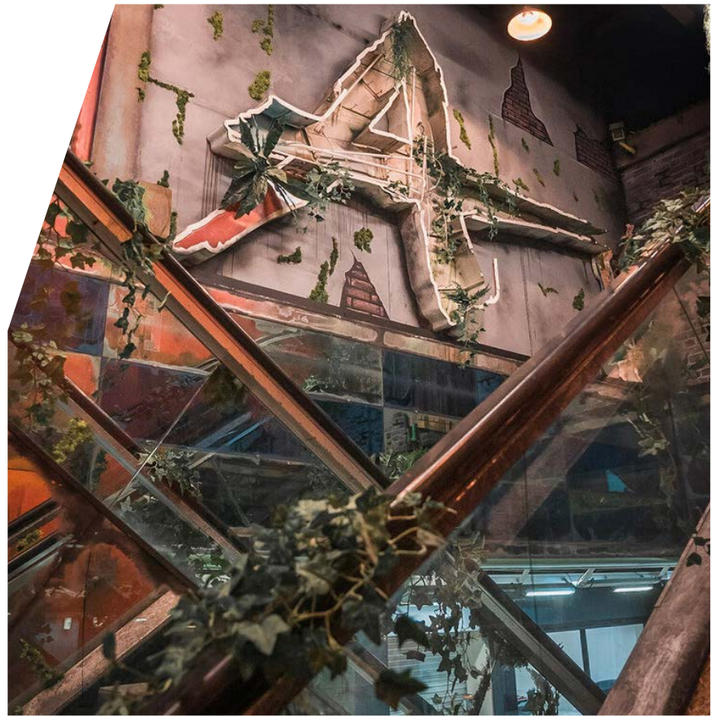
A service charge is payable in respect of the upkeep, maintenance and management of The Avenue Centre which is currently budgeted at approximately £4.15 per sq ft (plus VAT) per annum.

legal costs

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

vat

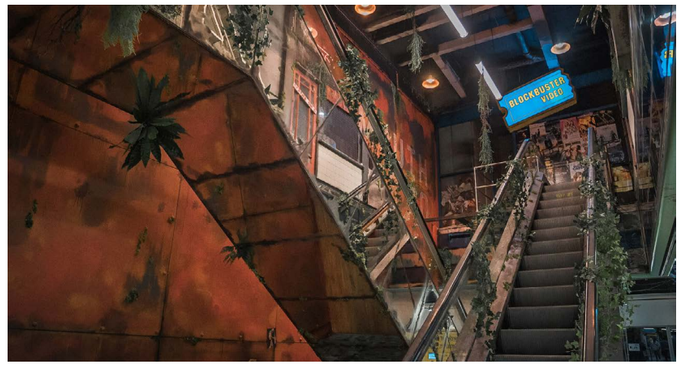
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.











Images show The Avenue Centre retail area

viewings

Please contact the joint sole agents, **Goadsby** or **Omega RE**, through whom all negotiations must be conducted.

goadsby
goadsby.com
01202 550055

james.edwards@goadsby.com
07801 734797
joshua.adamson@goadsby.com
07500 894599

Omega RE

jonathan@omega-re.co.uk
07725 900415
nella@omega-re.co.uk
07738 625431

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 do 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. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

THE AVENUE