

PLUG & PLAY OPTIONS AVAILABLE

**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

# 11A The Avenue, Bournemouth, Bournemouth, BH2 5RP

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11A	6,415	595.97	Available
<b>Total</b>	<b>6,415</b>	<b>595.97</b>	

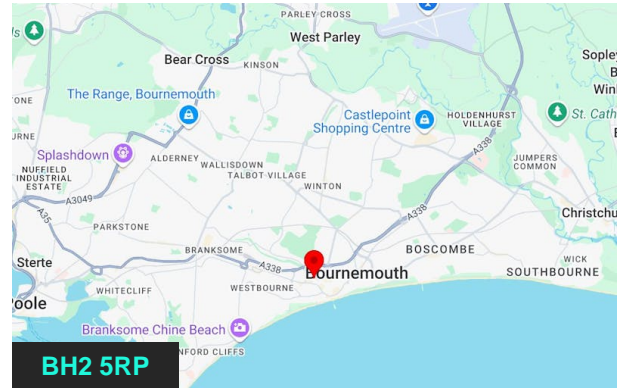
## Description

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.

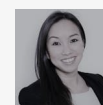
The building is located in close proximity to the central and lower gardens, with amenities such as gym's, cafe's as well as The Avenue shopping centre providing a variety of options and comfort to future tenants.



## Summary

<b>Available Size</b>	6,415 sq ft
<b>Rent</b>	£80,000 per annum
<b>Rates Payable</b>	£0.84 per sq ft
<b>Service Charge</b>	£4.15 per sq ft
<b>EPC Rating</b>	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