



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

Workstation 38 REGUS Oxford Point, 19 Oxford Road BH8 8GS



Flexible Office Accommodation TO LET

- Workstation 38
- Office area: 1065.63 sq.ft. (99 sq.m.)
- Flexible terms

**Rental: £9,500 pcm
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Regus is located just minutes away from Bournemouth's railway and bus terminal and close to excellent cafes and restaurants and within walking distance of the main town itself. The building is also approximately 300m from the A338 Wessex Way which leads to the A31 and M27 beyond.

The premises themselves are highly sought after and offer a variety of accommodation arranged over three floors. The centre offers incubator units to suite one or two people, to offices for small, medium and large companies. In addition it also offers meeting rooms, shared working spaces, reception service and virtual offices across 3,000 loungers worldwide.

TENURE

Available on flexible licenses - details on application

RENT

Rental: 9,500 per calendar month plus VAT

PLANNING

B1 Office use

We are advised that the premises have B1 office use but we advise all applicants should rely upon their own enquiries.

ACCOMMODATION

Workstation 38: 1065.63 sq.ft. (99 sq.m..)

AMENITIES

- Disable access (DDA compliant)
- Inclusive business rates
- Internet
- Utilities
- Cleaning
- Maintenance & support

PARKING

There are parking spaces available subject to a separate agreement.

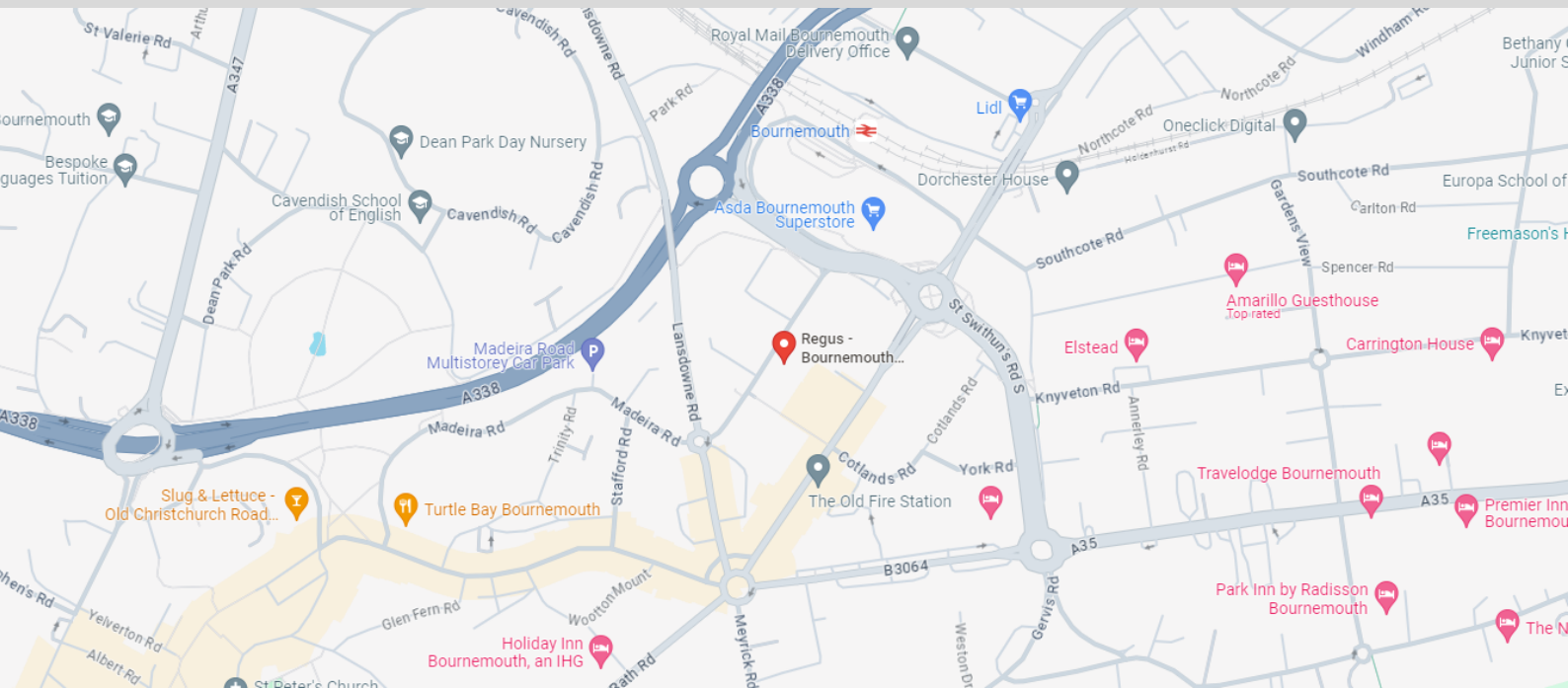
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VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



Google Maps

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.