

MODERN OFFICE FOR SALE / TO LET

1st and 2nd Floors
The Chocolate Box
8-10 Christchurch Road
Bournemouth
BH1 3NA

- ❖ Located in Landmark Building in Bournemouth Commercial district
- ❖ 5,900 – 13,969 sq ft of modern, high quality office accommodation
- ❖ Suites of 5,900 / 8,069 / 13,969 sq ft
- ❖ Passenger lift to all floors
- ❖ Excellent communications
- ❖ Up to 20 on-site car spaces
- ❖ To Let at £16 per sq ft
- ❖ For sale (long leasehold) at £176 per sq ft



LOCATION

The Chocolate Box is a Landmark building at The Lansdown, Bournemouth commercial district. The area has seen significant development in recent years, and is home to many companies in the financial, digital and creative sectors including Barclays, Handelsbanken, Astute and Bournemouth University and Bournemouth & Poole College.

The Wessex Way is only 950m away, providing links to the rest of the conurbation, the A31 and M27/M3 and beyond.

Bournemouth central transport terminus is less than 1/2 mile walk providing excellent rail/coach links nationwide as is the award winning 7 miles of sandy beaches.

Bournemouth International Airport is approximately 5 miles away and provides domestic and international flights.

By Road

Southampton	32 miles
Bristol	76 miles
London	105 miles

By Train

Poole	9 minutes
Southampton	28 minutes
London Waterloo	1hr 45 minutes
Bristol Temple Meade	2hrs 30 minutes

DESCRIPTION

The Chocolate Box is a 10-storey building, formally an office building where the 8 upper floors have been converted to 54 apartments.

The subject property forms the first and second floors and has a communal reception area and two lifts to all floors.

To the rear is a two storey car park.

All cladding has recently been replaced to all new standards and has warranties.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

ACCOMMODATION/RENT/PRICES

Suite	Sq ft	Rent	Price
First floor	5,900 sq ft	£94,400 pax	£1.04m
Second floor	8,069 sq ft	£129,000 pax	£1.42m
Total	13,969 sq ft	£223,400 pax	£2.46m

SPECIFICATION

- ❖ Open plan areas with some individual offices
- ❖ Key fob access system
- ❖ Kitchenette on each floor
- ❖ Up to 20 on-site car spaces
- ❖ Carpeted
- ❖ Some suspended ceilings
- ❖ Air conditioning
- ❖ LED lighting
- ❖ WCs/shower facilities

TENURE

Each floor is available individually or as one entity.

TO LET

By way of new full repairing and insuring lease(s) incorporating periodic upward only rent reviews, further terms to be agreed.

OR

FOR SALE (Virtual Freehold)

By way of assignment of an existing 999 year lease from 2015 at a peppercorn rent.

VAT

All figures quoted are exclusive of VAT.

BUSINESS RATES (source: www.voa.gov.uk)

Being separately assessed.

ENERGY PERFORMANCE CERTIFICATE

Commissioned

SERVICE CHARGE

A service charge covering communal areas is payable. Further information on application.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245



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