



378 Charminster Road, Bournemouth, BH8 9SA

First Floor offices to let with parking

- Approx 117.9 sq m (1,270 sq ft)
- 4 parking spaces
- £16,000 per annum exclusive
- Self-contained offices
- Prominent frontage to Charminster Road

# 378 Charminster Road, Bournemouth, BH8 9SA

## LOCATION

The premises are located on Charminster Road in Bournemouth, close to its roundabout junction with the B3063 and Queen's Park Avenue.

The B3063 connects with Castle Lane West to the north and Queen's Park Avenue leads directly to A338 Wessex Way dual carriageway.

Charminster forms part of the Bournemouth conurbation and benefits from a wide range of retail and commercial uses together and a large residential catchment.

Bournemouth town centre is approx. 3 miles to the south of the premises.

## DESCRIPTION

The premises comprise part of the first floor of a two storey commercial property which has a Dulux Decorating Centre on the ground floor. The premises are self-contained and are accessed via a separate ground floor entrance at the right hand side of the property.

A staircase leads to the office accommodation which comprises a reception office, 3 separate offices and a meeting room. There are also separate male and female toilets and a kitchen.

The specification includes:

- New insulated external cladding
- New double glazed aluminium windows
- Gas fired central heating
- Suspended ceilings with inset lighting
- Air-conditioning
- Carpeting
- Perimeter trunking containing power, phone and IT points.

The premises have a net internal floor area of approx. 117.9 sq m (1,270 sq ft).

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Part First Floor	1,270	117.99
<b>Total</b>	<b>1,270</b>	<b>117.99</b>

## TENURE

The premises are available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

## RENT

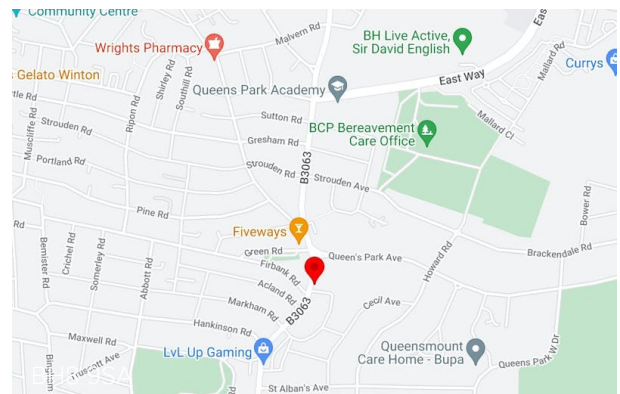
£16,000 per annum exclusive of business rates, service charge and VAT.

## PARKING

4 parking spaces are provided in the car park at the rear of the property.

## SERVICE CHARGE

A service charge is payable in respect of common services provided at the premises. Further details are available from the Agents.



## SUMMARY

<b>Available Size</b>	1,270 sq ft
<b>Rent</b>	£16,000 per annum
<b>Rateable Value</b>	£16,250
<b>EPC Rating</b>	E (114)

## VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

**sibbett  
gregory**

More properties @ [www.sibbettgregory.com](http://www.sibbettgregory.com)

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 31/01/2025

