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A V E N U E  
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to let

Bournemouth town  
centre offices

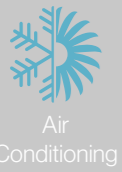
2,949 / 4,424 / 8,202 sq ft

Suitable for a variety of uses  
including office (current use),  
studio/showroom, Gym etc  
(subject to any necessary consents)

Office A, B & The Tower

**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



Roof Terrace



# A V E N U E

Situated on **Commercial Road**, approximately **50m** from Bournemouth Gardens in the **heart** of Bournemouth Town Centre.

The accommodation is at **first, second & third floors** and extends to approximately **8,202 sq ft** in total. Each suite is predominantly **open plan** with furnished options available.

The accommodation is available by way of **new leases** from **£41,000 per annum** exclusive of VAT and all outgoings.



Office A, B & The Tower  
The Avenue Centre

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

<b>retail/leisure</b>	
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

<b>car parks</b>	
Avenue Road car-park (900 spaces)	opposite the Avenue
RCP, Richmond Hill (236 spaces)	300m
NCP, Terrace Road (87 spaces)	260m
Winter Gardens car-park (250 spaces)	550m

<b>public transport</b>	
Bus stops on Avenue Road	
Bus stops on Gervis Place	400m

## description

The offices are accessed directly from Commercial Road and are situated at first, second and third floor level.

Each accommodation is open plan with stairs currently connecting Office A, B and The Tower.

There are male, female and disabled cloakrooms and shower facilities. Lift access is also available.

Third floor tower has access to the extensive roof terrace with views over Bournemouth.

## specification

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

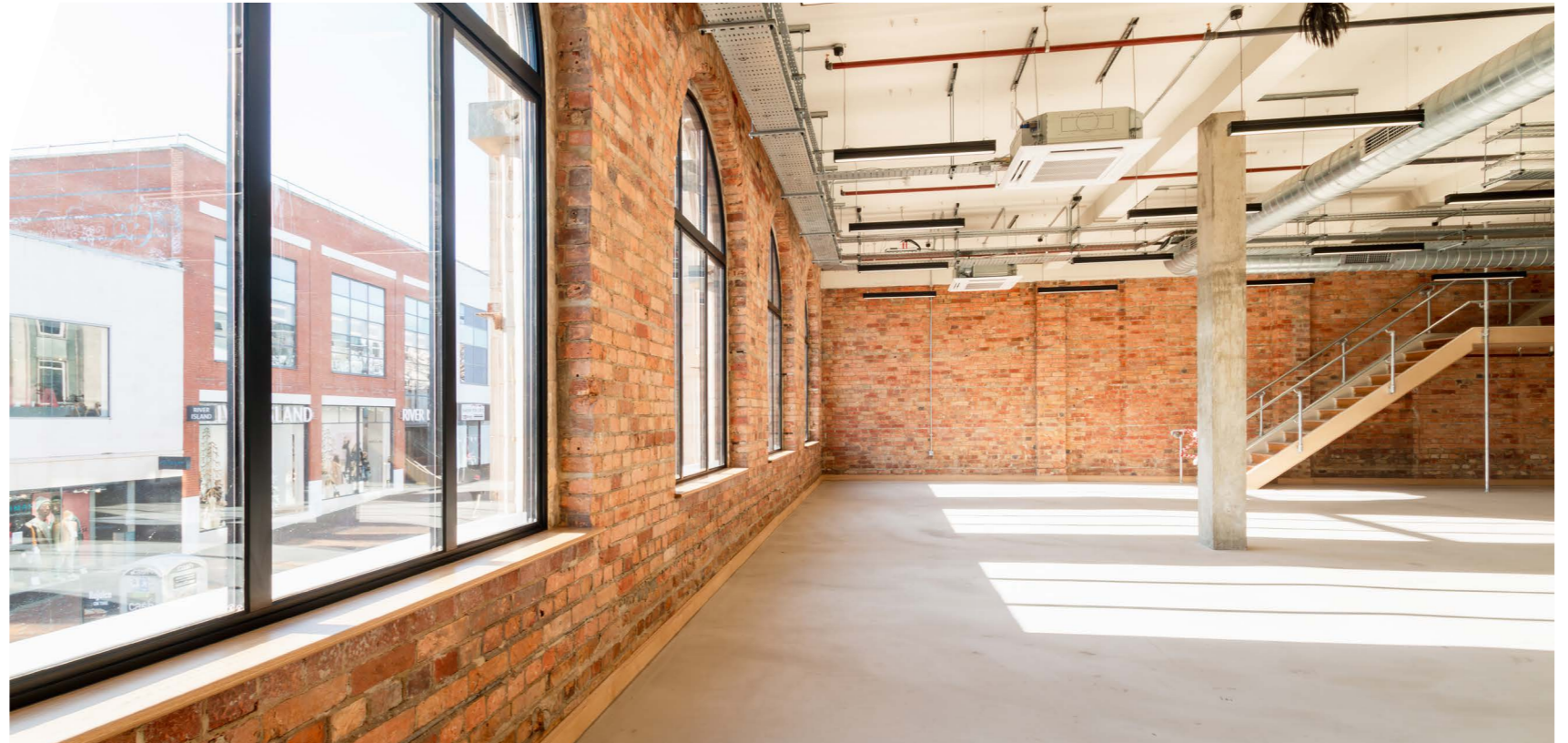
## accommodation

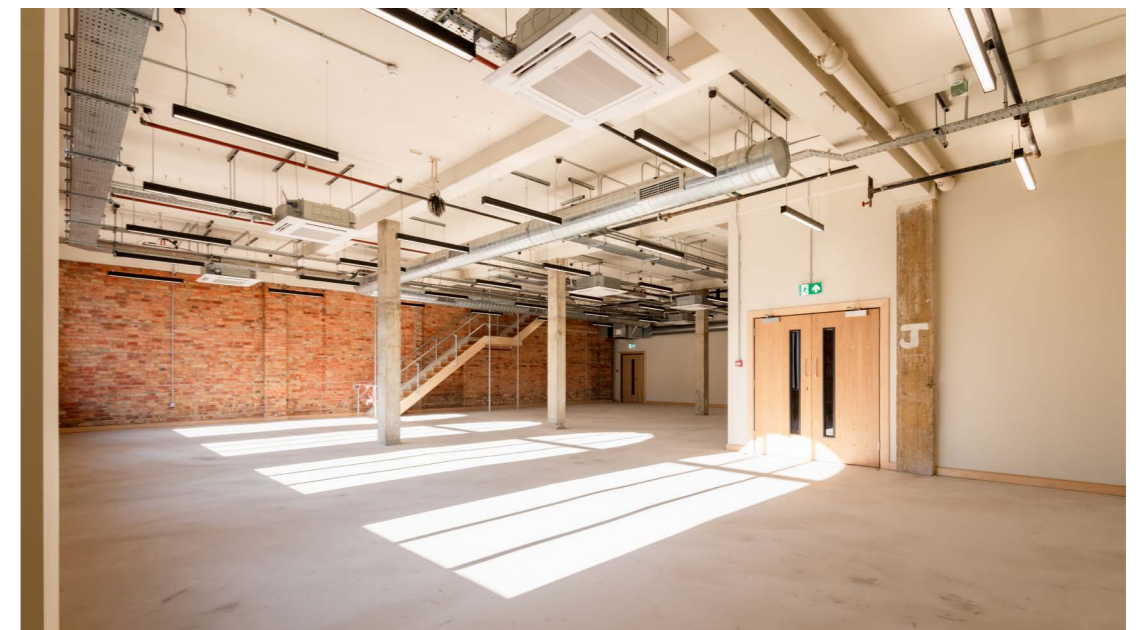
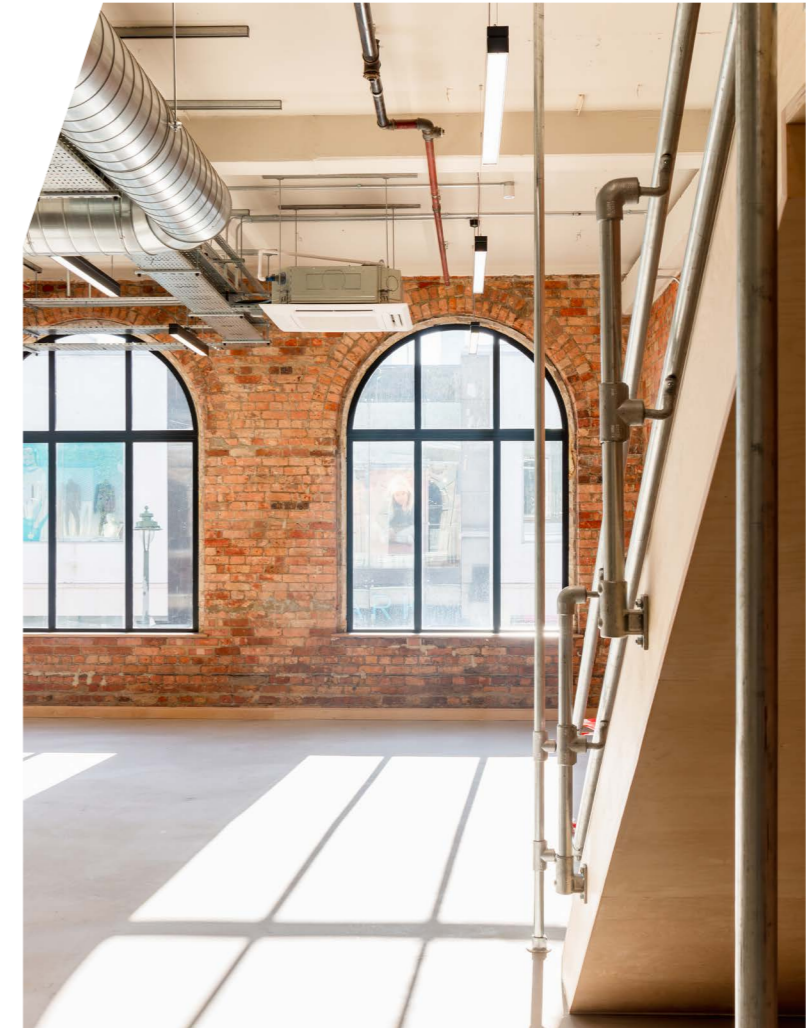
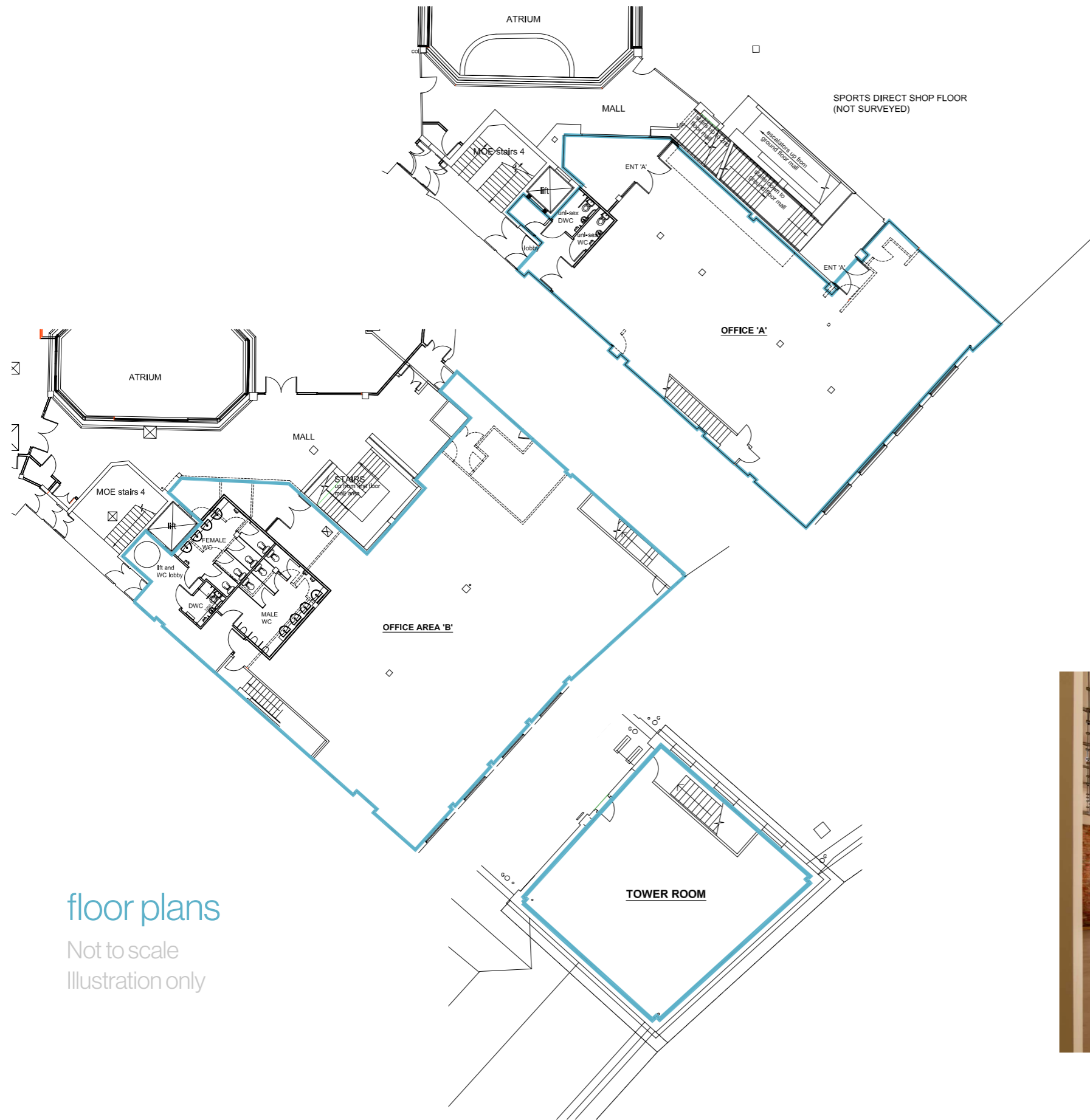
Office	Size sq ft	Rent per annum
Office A	2,949	£41,000
Office B & The Tower	5,253	£73,500
Office A, B & The Tower	8,202	£114,000

The above rent are exclusive of VAT, business rates, service charge, buildings insurance, utilities and all other outgoings. Floor areas provided by the client.

## 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 plans

Not to scale  
Illustration only



## furnished options

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

## rateable value

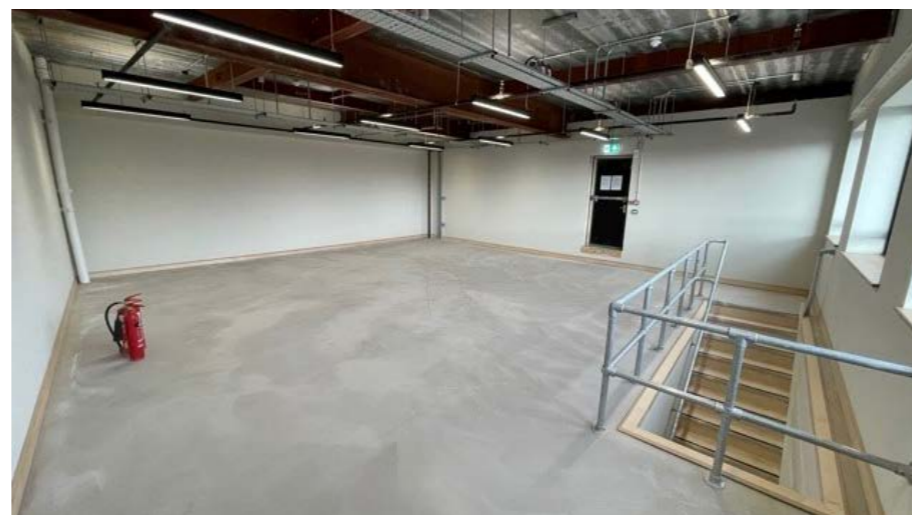
£78,000 (from 1.4.23)  
(Currently rated as whole building)

## epc rating

Office A: B - 48 // Office B: D - 98 // The Tower: TBC

## 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.

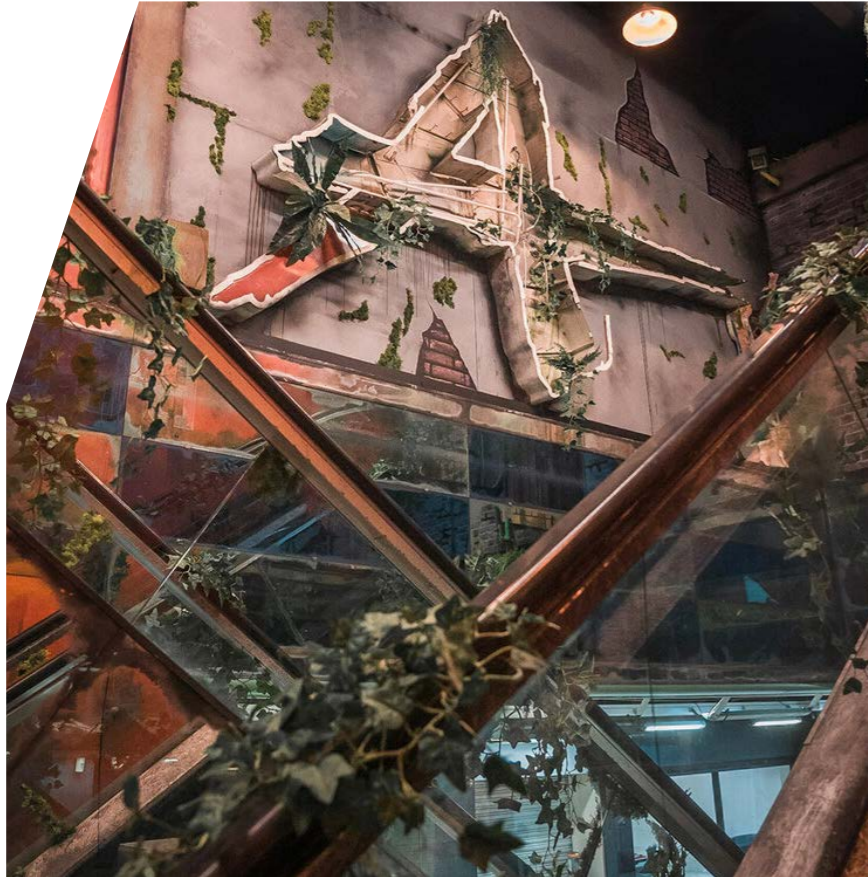


## legal costs

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.



## viewings

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



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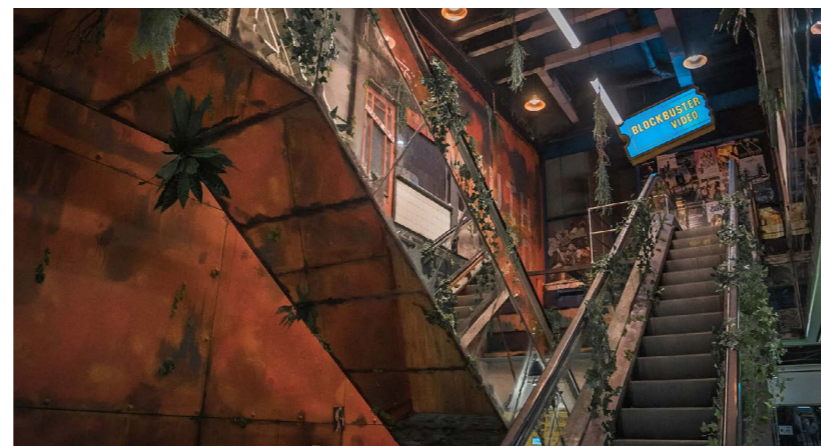


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## important

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.



Images show The Avenue Centre retail area

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