

TO LET

2,506 sq ft (232.81 sq m)

**Town Centre Office
in Premier Location**

**First Floor South
Heliting House
35 Richmond Hill
Bournemouth
BH2 6HT**

- ◆ Newly fitted kitchen / break out area
- ◆ Open plan refurbished accommodation
- ◆ Secure parking for 2 cars
- ◆ Comfort cooling/heating cassettes and gas central heating
- ◆ Lift to all floors
- ◆ Cycle racks and showers available
- ◆ Views across Bournemouth towards sea



LOCATION

The detached Heliting House, an art-deco style building, is situated in the very heart of Bournemouth's town centre office district, opposite Nationwide HQ, Vitality, and close to Ceuta, Vitality Headquarters and Steele Raymond Solicitors.

Richmond Hill is immediately off the A338 Wessex Way link which provides access to the A31 / M27 / M3 routes to London, Southampton and Portsmouth to the east and the A35 to the west.

Heliting House is only a couple of minutes' walk from The Square, Bournemouth's shopping centre. There are a good number of public car parks in the immediate vicinity. Bournemouth Train Station and Transport Hub lies within 2km.

ACCOMMODATION

Heliting House is an attractive detached brick built office building arranged on 4 floors and providing high specification open plan offices on each floor.

Features include:

- ❖ Newly fitted kitchen breakout area, with integrated Bosch dishwasher and fridge freezer.
- ❖ Perimeter trunking
- ❖ Lift to all floors
- ❖ New carpets, ceiling tiles and LED lighting
- ❖ Glazed partitioned board room with inset blinds
- ❖ Male / female accessible cloakrooms to all floors
- ❖ Suspended ceilings
- ❖ Attractive communal area
- ❖ Door entryphone

FLOOR AREAS approx.

IPMS 3	Sq ft	Sq m
Offices	2,506	232.82
Store/cleaners' cupboard	33	3.07

TENURE

Available on a new lease, length of term to be agreed subject to periodic rent reviews, on full repairing and insuring terms by way of a service charge.

RENT

£34,500 per annum exclusive of VAT, business rates, service charge (see below) and buildings insurance.

SERVICE CHARGE

The service charge includes the costs of electricity, heating and hot water, air conditioning and communal cleaning.

This year's budgeted on-account service charge is £15,070.52 plus VAT, being 15.63% of whole building costs and 62.5% of the costs applicable to the first floor only.

ENERGY PERFORMANCE CERTIFICATE

Assessment Band D

The EPC and recommendations report are available on request.

BUSINESS RATES source: www.voa.gov.uk

Rateable Value: to be re-assessed – estimated £29,000

Rates payable estimated as £14,471 per annum

LEGAL COSTS

An ingoing tenant will be required to contribute towards the landlord's legal costs incurred in the preparation of the lease.

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 with the sole agents, Nettleship Sawyer Ltd, contact:

Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

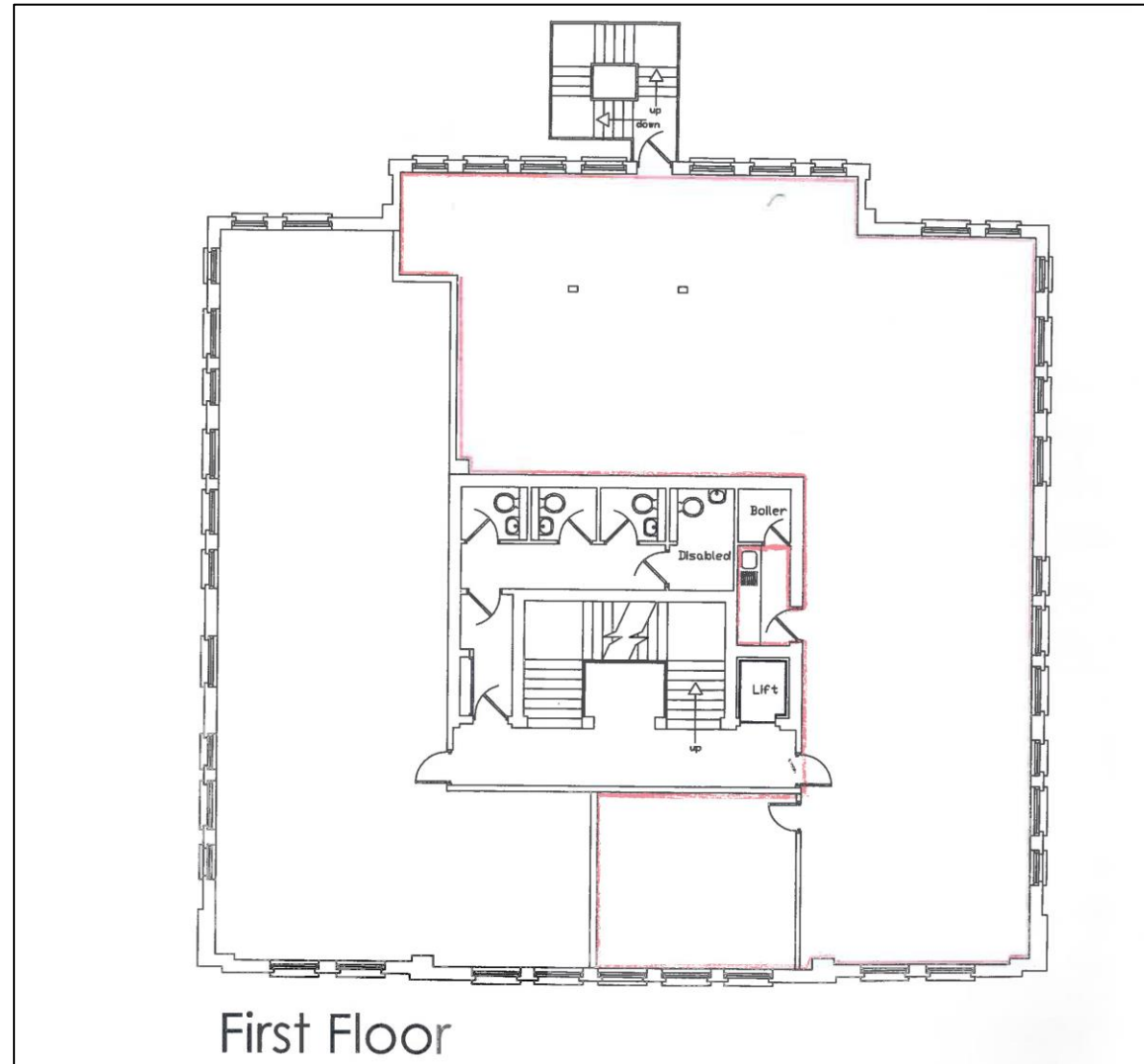
CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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.



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