

3rd Floor, Collonade House  
3 Westover Road  
Bournemouth, BH1 2BY

RENTS INCLUDE ALL SERVICES, INSURANCE, SERVICE CHARGE, COMMUNAL CLEANING & HIGH-SPEED BROADBAND

INTERNAL REPAIRING, SHORT-FORM LEASES

SUITES FROM 24 to 241 Sq.M.



**WATTS | HOLT**  
COMMERCIAL AGENTS AND SURVEYORS



## DESCRIPTION

The premises comprise third floor office suites in a period building on Westover road in Bournemouth. Accessed by communal entrance doors leading to stairs or passenger lift, the space offers a range of office suites to suit individual requirements.

Having undergone complete refurbishment the individual suites are fully redecorated to include new doors, laminate flooring throughout, energy efficient lighting, overhauled sash windows, USB power points, communal toilets, showers and brand new kitchen/break-out area.

## TENURE

The premises are available to rent by means of a new internal repairing lease for a term to be agreed.

Rents are fully inclusive of electric, water, communal cleaning, broadband, service charge and insurance.

## ACCOMMODATION

- Suite 1 - 43 Sq.M. (463 Sq.Ft.)
- Suite 2 - 24 Sq.M (258 Sq.Ft.)
- Suite 3 - 72 Sq.M (775 Sq.Ft.)
- Suite 4 - 44 Sq.M (474 Sq.Ft.)
- Suite 5 - 46 Sq.M. (495 Sq.Ft.)
- Suite 6 - 23 Sq.M. (248 Sq.Ft.)

**TOTAL 252 Sq.M (2,713 Sq.Ft)**

## LOCATION

The premises are located on Westover Road in central Bournemouth above Cote Brasserie and are surrounded by many national and independent retailers and office occupiers. Occupying a spot in close proximity to the main retail area of Bournemouth the offices are ideally located with a number of suites offering views over the gardens.

The property provides excellent access to a number of transport options with the Bournemouth Travel Interchange being less than a mile away and the A338 Wessex Way of similar distance.

## RENT

- Suite 1 - £16,000 + VAT
- Suite 2 - ~~£ 9,500 + VAT~~ **LET**
- Suite 3 - ~~£23,000 + VAT~~ **LET**
- Suite 4 - ~~£14,000 + VAT~~ **LET**
- Suite 5 - ~~£13,500 + VAT~~ **LET**
- Suite 6 - ~~£ 8,500 + VAT~~ **LET**

Rents are inclusive of all bills except business rates. With all units expected to benefit from full business rates relief.



## LEGAL COSTS

If parties wish to use the proposed short-form lease then there will be no legal costs payable for the landlord.

## EPC

To be confirmed in proposed configuration

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax.



## RATES

Individual suites are yet to be separately assessed but in light of other transactions within the building we would expect them to benefit from full relief as per below:

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

## ESTATE AGENTS ACT 1979

A director of JM Watts Commercial Property declares an interest in these premises.

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.



Suite 1  
(43m<sup>2</sup>)

Suite 2  
(24m<sup>2</sup>)

Suite 3  
(72m<sup>2</sup>)

Entrance  
Lobby

Female WC  
+ shower

Male WC +  
shower

Suite 4  
(44m<sup>2</sup>)

Breakout  
Area

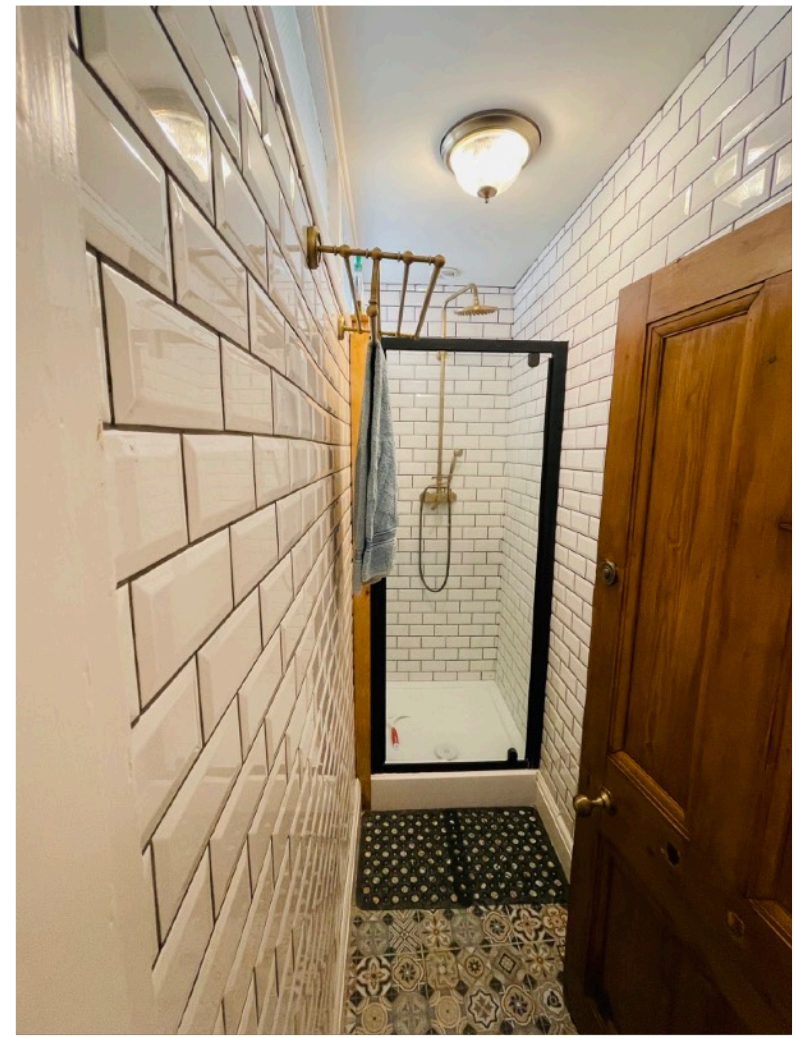
Suite 5  
(46m<sup>2</sup>)

Suite 6  
(23m<sup>2</sup>)

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