



TOWN CENTRE OFFICE TO LET

NEW LEASE £1,250 pcm plus VAT

 **THIRD FLOOR BEACON HOUSE,
15 CHRISTCHURCH ROAD, BOURNEMOUTH, BH1 3LB**



KEY FEATURES

- Town Centre 4 storey Art Deco style building
- 4 allocated parking spaces
- Net internal floor area: 959 sq.ft. (89 sq.m.) approx.

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SITUATION & DESCRIPTION

Beacon House, which has frontage to Christchurch Road, is located between the Lansdowne roundabout and the St Swithuns road roundabout. Bournemouth central railway station and the central business district of the town are both within easy walking distance of Beacon House.

Beacon House comprises a 4 storey Art Deco style building with offices on all floors accessed via a communal central stairwell.

ACCOMMODATION

Office 1 (front) 19'03" x 10'06" (5.8m x 3.2m)

Office 2 (rear) 10'10" x 34'03" (3.3m x 10.4m)

Office 3 (mid) 12'10" x 11'00" (3.9m x 3.2m)

Office 4 (rear) 7'00" x 9'03" (2.1m x 2.8m)

Kitchenette 12'10" x 8'10" (3.9m x 2.7m)

Cloakroom

Net Internal Floor Area 959 sq.ft. (89 sq.m) Approx

Suspended ceiling and inset lighting

Door entry system

Gas fired central heating

Outside

4 Parking spaces

EPC RATING -

D

PLANNING

Class E Use

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £9,000

No rates payable subject to qualifying users.

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £1,250 per calendar month. Beacon House is elected for VAT so rents insurance and service charge are all subject to VAT

Beacon House has a service charge for the maintenance and upkeep of the communal elements of the building. Information available on request

The incoming tenant would be expected to pay 3 months rent deposit.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP

LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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