

GVA

An **APLEONA** company

Offices To Let

2nd & Part 3rd Floors
3,500 - 10,300 SQ FT

Telecom House,
35 Holdenhurst
Road,
Bournemouth,
BH8 8EH



- Prominently located in the prime office area
- Close to the Town Centre and 5 minutes' walk to the Railway Station
- Good office specification
- 22 Car Spaces
- Fully Fitted or open plan office space
- Available from July 2017

Location

Telecomm House is prominently located on Holdenhurst Road, within the prime office area of Bournemouth. The town benefits from excellent road, rail and air communications.

Holdenhurst Road links straight onto the Wessex Way dual carriageway (A338) with good access to the M27/M3 with London only 105 miles away.

Bournemouth's railway station is a short 5 minute walk providing nationwide links with London in under 1 hour 50 minutes.

Flights to UK and European destinations are available at the newly expanded Bournemouth International Airport, located some four miles from the centre of town, whilst the Port of Poole provides ferry services to France and the Channel Islands.

Description

Telecom House is a 6 storey purpose built office building of 29,000 sq ft constructed in the 1980's.

Specification

- Raised floors
- Suspended ceilings
- Recessed lighting
- Comfort cooling
- Male and female WC's
- Showers
- Kitchens
- Two 10 person passenger lifts
- 22 Car spaces (1:469)
- Existing high quality meeting rooms & partitioning; can be returned to open plan if required.

Accommodation

Floor	Sq Ft (NIA)	Sq M
Part 3 rd	3,541	329
2 nd	6,781	630
TOTAL	10,322	959

Lease Terms:

- New effective FRI lease
- Landlord break in August 2021
- Rent on application.

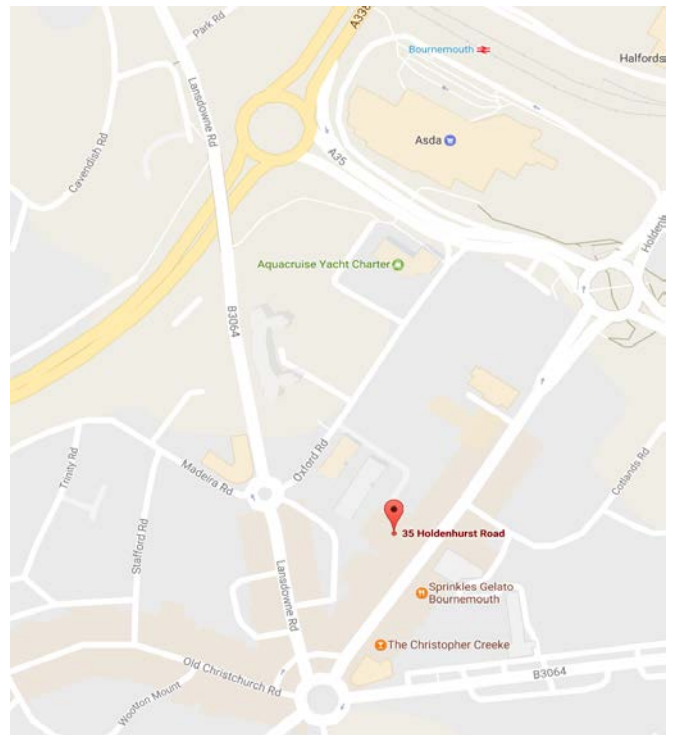
EPC Rating:

To be confirmed.

Internal Photo



Map



For further information or an appointment to view please contact:

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