



Regent Place

89 HOLDENHURST ROAD
BOURNEMOUTH BH8 8EB

NEW GRADE A OFFICES
FOR SALE OR TO LET

45,429 sq ft (4220 sq m)

Floors from 5626 sq ft (522 sq m)

Suites from 2321 sq ft (215 sq m)

Ground floor with commercial uses of A1, A2, A3, B1, D1 + D2

Bournemouth's first new major
speculative office development
in nearly 20 years.

The Building

A new 8 storey detached office building with A1, A2, A3, B1, D1 and D2 uses on the ground floor, occupying a strategically important position in the main business district of Bournemouth, opposite Unisys and Abbey Life and within a few minutes walk of the main Bournemouth travel interchange (train and bus station).

This new architecturally designed building will be constructed and finished to a very high specification (Grade A) with an emphasis on low maintenance/running costs and compliant with L2A Building Regulations.

Regent Place will be fully DDA compliant with the common areas being fitted out to a high standard.



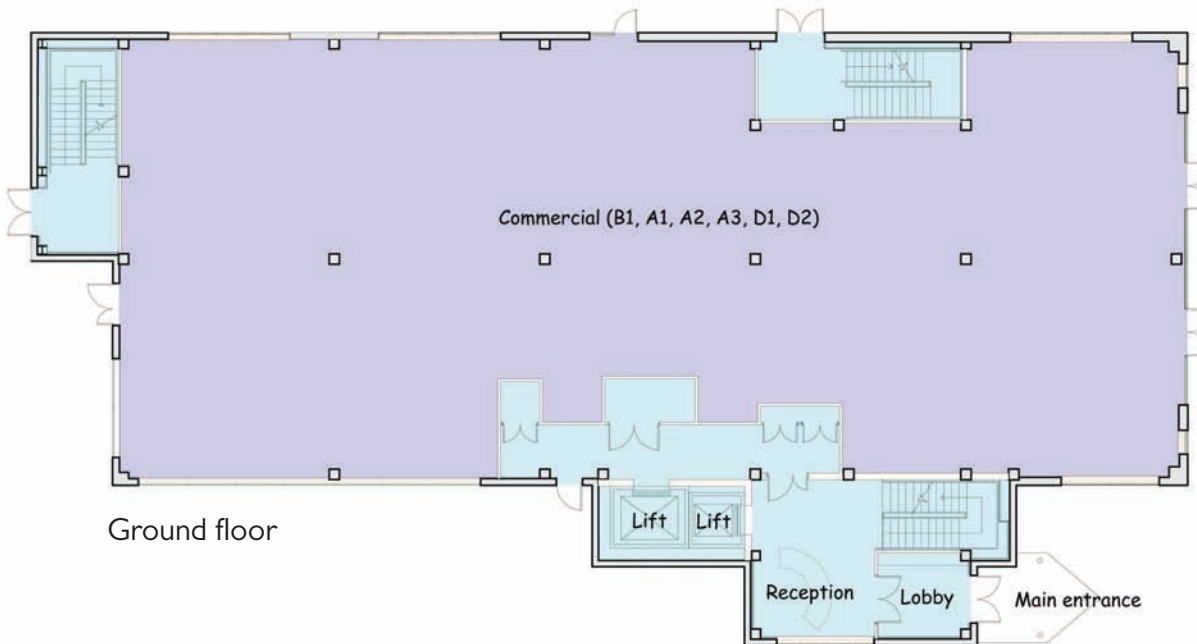
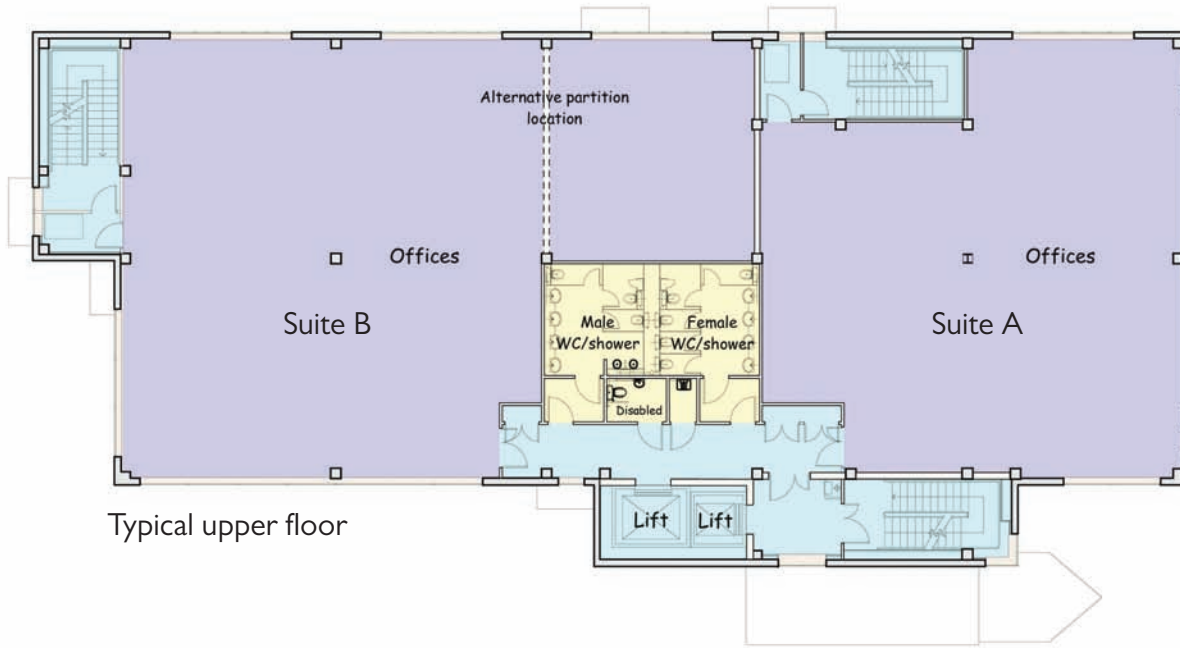
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Office Specification

- A new architecturally designed building with glazed & composite panel clad elevations
- Fully Air Conditioned office suites
- Raised floors with moveable data/electrical floor boxes and associated buzz bars
- Good quality carpet tiles
- 50 dedicated car parking spaces
- Two lifts (1 x 8 person lift & 1 x 16 person lift)
- Building DDA compliant
- LG3 recessed high frequency controllable lighting to office areas
- High quality decorative common areas
- L2A energy compliant building

Regent Place

- Low building running costs
- High quality double glazed aluminium windows and doors
- Low maintenance structure
- High quality office fit out including oak doors and frames with stainless steel ironmongery
- High quality communal toilets with vanity units and shower cubicles
- Secure bike storage
- Individually serviced office suites
- Optional two suites per floor - see plan
- Fibre optic backbone to office core for data services
- Security controlled barrier
- Electronically controlled front entrance access



Floor	Suite	Sq m	Sq ft
Ground	Whole	561	6047
First	Suite A	215	2321
	Suite B	307	3305
	Whole	522	5626
Second	Suite A*	278	2993
	Suite B*	244	2633
	Whole	522	5626
Third	Suite A	215	2321
	Suite B	307	3305
	Whole	522	5626
Fourth	Suite A*	278	2993
	Suite B*	244	2633
	Whole	522	5626
Fifth	Suite A	215	2321
	Suite B	307	3305
	Whole	522	5626
Six	Suite A*	278	2993
	Suite B*	244	2633
	Whole	522	5626
Seventh	Suite A	215	2321
	Suite B	307	3305
	Whole	522	5626

* Alternative wall position
Areas quoted are Net Internal (Approx)

Terms

On application to joint agents. VAT will be applicable on the purchase price/rent.

Rates

To be determined.

Tenure

The suites are available either to purchase on a long leasehold basis or to rent on a new occupational lease for a term to be agreed.

Legal Costs

On letting, the tenant will pay the landlord's reasonable legal costs incurred in the transaction.

Developer



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Apply joint agents

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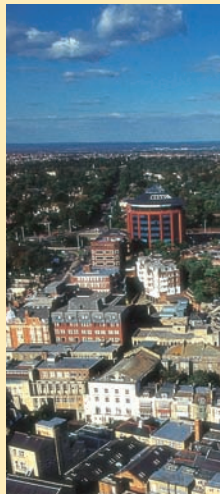
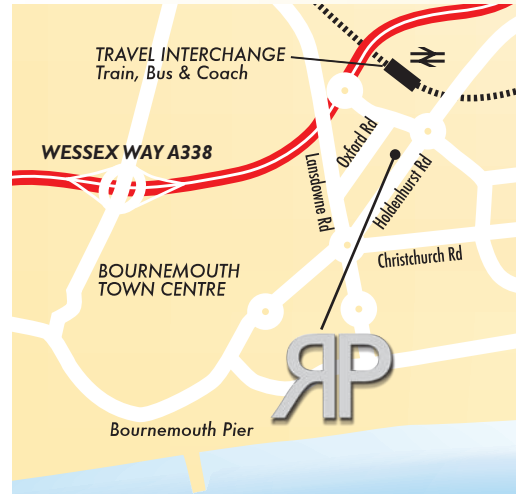
Bournemouth

Bournemouth's economy is characterised by it's dynamic service sector which has seen rapid growth over the last 20 years. Capitalising on the trends in modern business activity has made the town one of the most prosperous areas of the UK. A number of world class firms have recognised the advantages of being located in an area which combines a large pool of skilled workers with a high quality of life for employees. The town has a strong financial sector backed up by a catchment of some 435,000 people.

This vibrant cosmopolitan town has everything: a vast variety of shops and restaurants, buzzing nightlife and endless countryside offering peace and relaxation as well as award winning gardens, 7 miles of golden sands and water sports.

Adjoining Bournemouth, Poole is an established port with direct links to continental Europe and the Channel Islands. The M27 link enables Southampton, with its airport, port and shopping centres, to be accessed within 45 minutes.

Bournemouth Airport provides many domestic and European flights at economy rates. The rail link from Bournemouth to London Waterloo brings the capital within 1 hour 40 mins travel time. The A338/A35 dual carriageway provides access to the M27/M3 road link to London enabling Bournemouth to be within commuting distance. Similar efficient communication routes to the Midlands via the M3/A34/M40 route are also readily accessible.



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