

SUITES NOW  
AVAILABLE FROM  
3,000 sq ft (278.7 m<sup>2</sup>)

**TO LET:** Office accommodation up to 7,983 sq ft (741.62 m<sup>2</sup>)  
Situated within Bournemouth's primary business district 300m from the travel interchange.



**HOLLAND  
HOUSE**

**GROUND FLOOR**  
20 Oxford Road, Bournemouth BH8 8DZ

## LOCATION

The premises are located in Oxford Road, within Bournemouth's primary office location. In addition to the extensive office environment, the area accommodates a large University presence, and a wide range of bars, restaurants and other commercial enterprises. Oxford Road gives direct access onto Wessex Way (A338/A35), Bournemouth's main arterial route which connects to the North with the A31/M27. Bournemouth travel interchange and an Asda superstore are within easy walking distance, as is Bournemouth Railway Station which provides regular direct services to Southampton (35mins), Basingstoke (1hr), and London Waterloo (1hr 50 mins)

## DESCRIPTION

Holland House comprises a modern office building arranged over lower ground, ground and 7 upper floors, the subject premises being on the ground floor.

- Established office location
- Within 1/4 mile Bournemouth Railway Station
- Open plan floor plate
- Raised flooring
- Suspended ceilings
- LED lighting with PIR sensors
- Central heating
- Four 10 person passenger lifts
- Male and female WC's

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition, as follows:

**Ground Floor** 7,983 sq ft (741.62 m<sup>2</sup>)

## ENERGY PERFORMANCE

**EPC rating:** B 45

Certificate available on request.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

**David Cowling**

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JLL

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# HOLLAND HOUSE

- 12 parking spaces
- Open plan flexible space.
- Suites available from 3,000 sq ft (278.7 m<sup>2</sup>)



Ground Floor total area 7,983 sq ft (741.62 m<sup>2</sup>)



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