



One Vision **Three New Buildings**



The Lansdowne Bournemouth Dorset

www.onevisionbournemouth.co.uk



The Vision

The Lansdowne in Bournemouth is an exciting place where ideas, innovations, technology and enterprise flourish close to the free and relaxed climate of the beach.



Workers, visitors, residents and students exchange ideas and knowledge in the many vibrant streets, plazas and parks. The synergy of education, places to live, dynamic work spaces and culture create an atmosphere of enterprise.

Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of central London. The Bournemouth and Poole conurbation is an established office location with occupiers including:

Ageas UK, AJ Gallagher, Barclays, Health on Line, JP Morgan, Liverpool Victoria, Lloyds, McCarthy & Stone, Nationwide, Teachers Assurance, Vitality Health and Xerox.

“Landmark buildings should be provided at appropriate locations to enhance the importance of the project.”

Bournemouth Town Council consultation document.



“Bournemouth beats London as the UK’s fastest-growing digital economy.”

Telegraph Newspaper - February 2015

There is currently approximately 147,000 people employed within Bournemouth with a heavy bias towards the service sector. The hotel and financial services sectors are particularly well represented. Bournemouth is named as one of the UK’s 21 vibrant digital technology clusters across the UK and has become the UK’s fastest growing town in the digital economy with digital start-up companies rising 212% since 2010. Its strong digital sector is partly driven by the supply of graduates from Bournemouth University and Arts University Bournemouth.



Bournemouth has seen a huge surge in development activity.

Bournemouth Town Centre skyline has been transformed by the completion of two new hotels - The Hilton and Hampton by Hilton. The site of the former NCP car park is also being redeveloped as part of a £50M leisure complex known as West Central. Due for completion in 2016, the complex includes family restaurants and a 2,000 seat 10 screen Odeon cinema.

The Bournemouth Development Company has recently completed the construction of the new Citrus Building in the Town Centre comprising 1, 2 and 3 bedroom apartments and a new restaurant on the ground floor, which has been let to Turtle Bay. All 64 apartments of the £12M development have either been sold or reserved. The new Bournemouth University International College, developed by Watkin Jones Group, was completed in 2015 offering courses for students looking to take degrees at Bournemouth University. The 16 storey building comprises academic space, together with 392 student rooms.



Respected developers, Watkin Jones Group, have gained consent for these three new and exciting buildings to be constructed in the Lansdowne commercial district. The phased development has started with the construction of One Lansdowne Plaza comprising a 128 bedroom Premier Inn, 454 student bed spaces and an office building of up to 5000 sq m (53,822 sq ft), together with 196 car spaces.

DEVELOPMENT BY



Bournemouth Borough Council has launched its new vision for the Lansdowne, being the key location for employment and economy. The area has many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College. With strong transport links due to its proximity to the main road network and transport hub, the vision will create an exciting environment for local businesses.

The Lansdowne benefits from direct access to the A338 Wessex Way which links via the A31 to the M27 and M3 with journey times to London by road being in the region of 2 hours and 15 minutes. The long distance coach station, beside the railway station, provides further routes including to Bournemouth Airport which runs routes to and from popular domestic and international destinations. The main line railway station allows regular direct services to London Waterloo in 1 hour and 50 minutes.



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Misrepresentation Act 1967:

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DEVELOPMENT BY



Christchurch Road
Lansdowne, Bournemouth BH1 3ND



One Lansdowne Plaza is a brand new self-contained office building with parking currently under construction with completion due late Spring 2018.

Forming part of an exciting mixed use scheme incorporating a Premier Inn, Student Accommodation and Retail, the building occupies one of the town's most prominent sites with frontage to both St. Swithun's Road and Christchurch Road.

The Lansdowne is one of Bournemouth's most significant business locations and has attracted major office occupiers and educational facilities.

Up to 5000 sq m (53,822 sq ft)

www.onevisionbournemouth.co.uk

One Lansdowne Plaza

This 9 storey building benefits from excellent natural daylight and low running costs with the aim to achieve a BREEAM Excellent rating. In addition there is significant secure underground parking at the ratio of 1 per 272 sq ft.

One Lansdowne Plaza is the only new office building under construction and its flexible design permits letting floor by floor or as a whole.



Christchurch Road
Lansdowne, Bournemouth BH1 3ND

1st Floor



2nd - 8th Floor

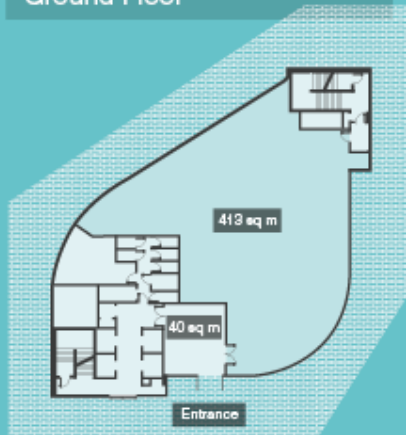


Floor Areas

Reception:	40 sq m	430 sq ft
Ground:	413 sq m	4,445 sq ft
First:	501 sq m	5,393 sq ft
Second:	578 sq m	6,222 sq ft
Third:	578 sq m	6,222 sq ft
Fourth:	578 sq m	6,222 sq ft
Fifth:	578 sq m	6,222 sq ft
Sixth:	578 sq m	6,222 sq ft
Seventh:	578 sq m	6,222 sq ft
Eighth:	578 sq m	6,222 sq ft
Total:	5000 sq m	53,822 sq ft

Parking -196 secure parking spaces within the underground garage.

Ground Floor



Specification

- Comfort cooling and heating
- 100 mm full access raised floors
- 4 Lifts
- 2.7m floor to ceiling height
- Flush LED light fittings to the office area
- Suspended ceilings
- Oak veneer doors
- Disabled WC's and shower
- Access control system

Lease

- Available by way of a new full repairing lease for a term to be negotiated and subject to upward only open market rent reviews.

Rent

- On application. VAT is applicable.

Service Charge

- A service charge will be applicable.

Legal costs

- Each party to bear their own legal costs.

Further information

- Available from the Agents:

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- More detailed information is available on the website:

www.onevisionbournemouth.com



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