



Bournemouth Works

Southcote Rd, Bournemouth, BH1 3SJ

Unique industrial and creative space in the heart of Bournemouth

35,040 sq ft
(3,255.32 sq m)

- Former data centre
- Fully refurbished to a clean white shell specification
- Secure gated yard with 4 loading doors
- Glazed entrance suitable for client facing uses
- High visibility from adjacent trainline
- Exceptional power capacity potential, historically up to 4 Megawatts

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Description

Bournemouth Works provides exceptional industrial creative workspace in a comprehensively refurbished former data centre, offering rare infrastructure and flexibility in a truly central location.

Arranged across two floors with generous layout options, the building supports a broad mix of occupiers: advanced manufacturing, production, studios, R&D, creative, logistics, trade counter, self-storage, and hybrid working. Finished to a clean white shell with new elevations, insulated cladding, roller shutters and a feature glazed entrance, the unit is ready for immediate occupation or bespoke fit out.

All planning uses considered subject to local author approval.

Location

Positioned centrally in Bournemouth, the building offers fast and exceptional access to transport, business services, local workforce, and the wider South Coast network.

The A338 is within easy reach, providing direct links to the wider Dorset road network, while Bournemouth Railway Station offers regular mainline services. The location is well suited to occupiers seeking regional accessibility combined with an established commercial and creative environment.

Accommodation

The accommodation comprises the following areas:

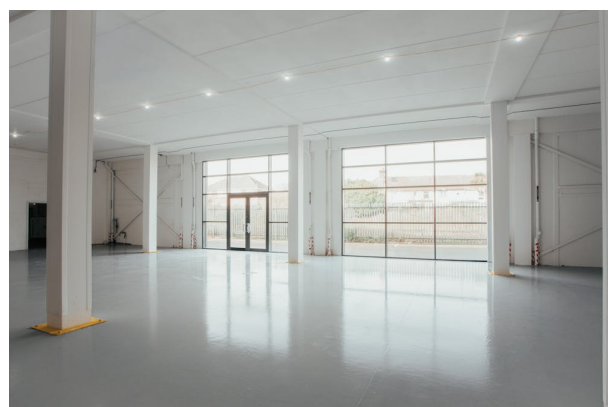
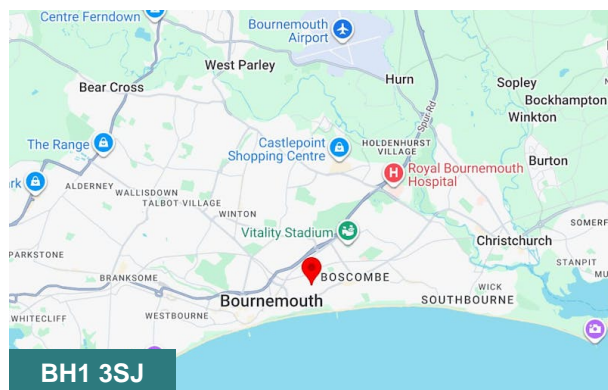
Name	sq ft	sq m	Availability
Ground	17,520	1,627.66	Available
1st	17,520	1,627.66	Available
Total	35,040	3,255.32	

Viewings

Viewings solely with the sole agents Omega RE 02382 355799

Terms

New Full Repairing and Insuring lease, for terms to be agreed.



Summary

Available Size 35,040 sq ft
EPC Rating B

Viewing & Further Information



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