

Hill Samuel Life Assurance Limited
NLA Tower,
Croydon CR9 2DR

A Member of the Hill Samuel Group

Hill Samuel 6 Property Fund

Sixth Annual Report
year ended
31st March 1976



Freehold shop and office development 'The Dolphin', Christchurch, Dorset.



New Offices To Be Let

The Dolphin, Church Street, Christchurch.



Location

Christchurch has a resident population of 35,000 and is becoming increasingly important as a commercial centre.

The town is well situated in a central position on the south coast, 6 miles east of Bournemouth, 20 miles south-west of Southampton and 99 miles south-west of Central London.

Communications are first-class. In particular the M3 and M27 Motorways offer fast road connections to London. Rail links are also excellent and there are two trains per hour to London (Waterloo) throughout the day.

Hurn Airport is within a few miles of the town and provides domestic and international flights. In addition charter facilities are available and several companies use the Airport for executive flights.

Situation

The offices are excellently situated in the centre of the town adjacent to the principal shopping and restaurant facilities.

Amenities

- carpeted offices
- light fittings
- full gas fired central heating
- automatic passenger lift
- ample lavatory accommodation
- car parking facilities on site
- shops and restaurants immediately available
- Superb working environment

Accommodation

The offices extend to approximately 13,861 sq. ft. and this is available to a single occupier or could be divided into four suites as follows:—

	Sq Ft	Sq M
<i>First Floor</i>		
Suite 1	5,124	476
Suite 2	2,335	217
<i>Second Floor</i>		
Suite 3	4,467	415
Suite 4	1,935	180
Total	13,861	1,288

Leasing Terms

Upon application to letting agents.

Debenham Tewson & Chinnocks

Chartered Surveyors

Bancroft House Paternoster Square London EC4P 4ET
Telephone 01-236 1520 Telex 883749

BULLOCK & LEES

4 Wick Lane Christchurch
Telephone (02015) 5187 or 6137

GOADSBY & HARDING

37-43 St. Peter's Road, Bournemouth BH1 2JR
Telephone 0202 23491

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