

Greencoat House, St Leonard's Road
Eastbourne BN21 3UT



TO LET

■ HIGH SPECIFICATION SERVICED OFFICE BUSINESS SUITES

Available on flexible and on an inclusive basis

■ KEY FEATURES

- Easy in, easy out licences
- Prestigious business address in town centre location
- DDA Compliant
- Newly decorated suites
- On site parking (subject to availability)
- Passenger lift
- Shared meeting rooms and kitchens (foc)
- 24 / 7 access

Greencoat House, St Leonard's Road, Eastbourne BN21 3UT



Location

Greencoat House is situated on the southern side of St Leonard's Road close to the junction with St Anne's Road. The property is situated in an established business location close to Eastbourne train station and the town centre. There are also numerous bus services nearby and excellent amenities within walking distance.

Accommodation

The property comprises a four storey modern detached building with parking to the rear.

The property also benefits from the following:

- Self-contained units in modern building
- Shared meeting rooms - foc to occupants
- Recently redecorated with new carpets
- Suspended ceilings with inset Cat2 lighting
- Cat5 cabling, extensive IT and telecoms infrastructure
- Central heating
- Passenger lift to all floors
- Fully equipped kitchen
- DDA compliant
- Disabled WC's
- 24 / 7 access
- High speed broadband connection and redundancy service

We believe the accommodation to have the following approximate net internal floor areas:

Suite name	Space	Rent (PCM)	Available
Hammersmith	200 sq ft	£500.00	Now
Victoria	101 sq ft	£252.50	October 2018
Paddington	177 sq ft	£442.50	October 2018
Liverpool St	320 sq ft	£800.00	October 2018
Jasmine	356 sq ft	£890.00	Dec 2018 / Jan 2019
Cavendish	190 sq ft	£475.00	Dec 2018 / Jan 2019

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended)

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

Each suite is available to let by way of a new licence contract for a minimum term of 6 months. If required, longer terms can be secured.

On site parking can be made available on a separate agreement (subject to availability). Further details available on request

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk.

EPC

C

VAT

Rents and prices are quoted exclusive of, but are subject to VAT.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Alex Roberts**

Telephone: **01273 727070**

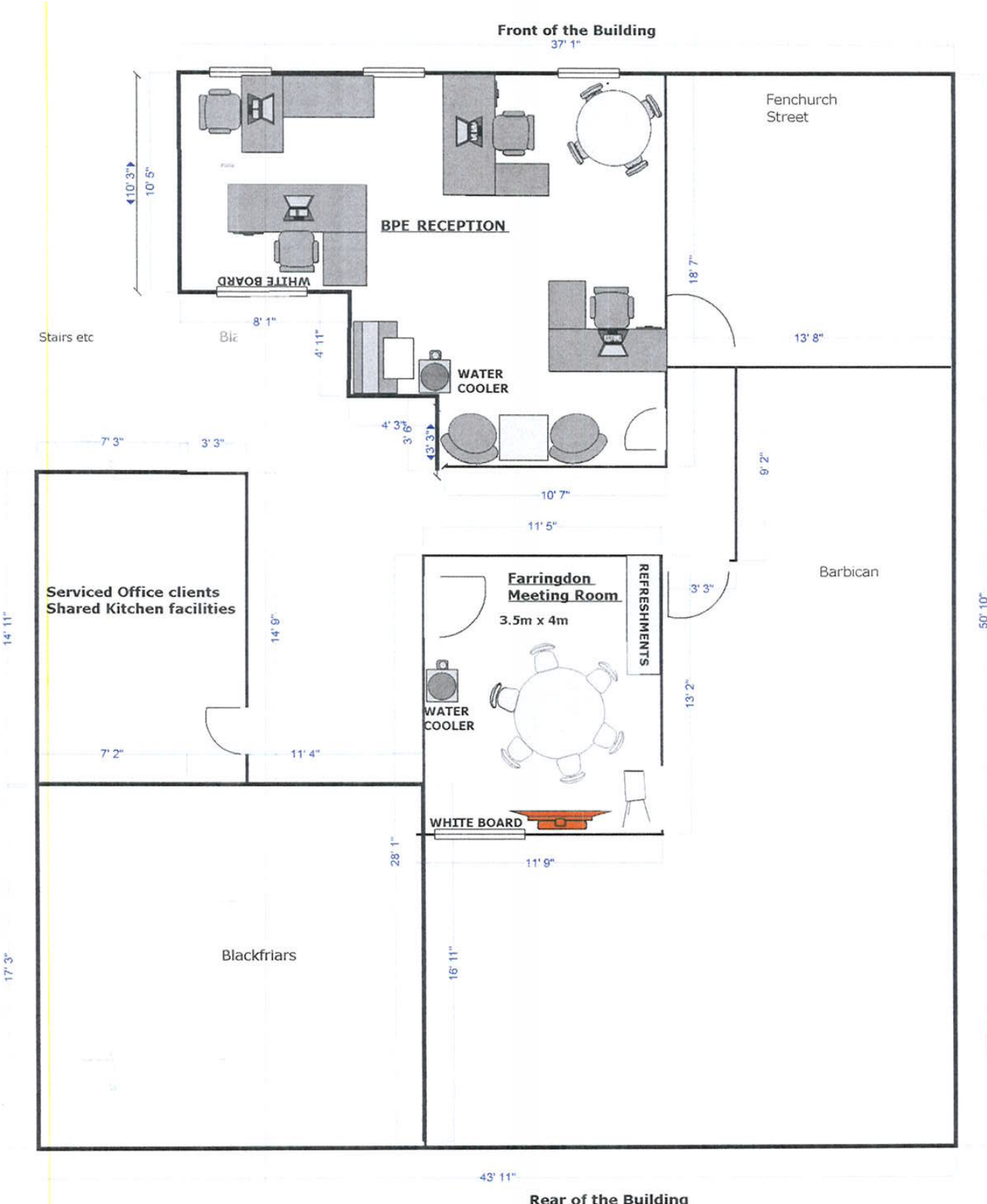
Email: **a.roberts@flude.com**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.





Floor plans

