



TO LET

SHW

FLEXIBLE SERVICED OFFICE SPACE
Faraday House, 1 Faraday Close, Eastbourne, BN22 9BH

**MAKING
PROPERTY
WORK**

SHW.CO.UK

LOCATION

Faraday Close is located on the Brampton Business Park in Hampden Park close to its mainline railway station.

Neighbouring occupiers include Teva, Choice Vehicle Hire, Lok'n Store, Eastbourne Car Auctions and Aldi.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Suite 1	287	27
Suite 2	207	20
Suite 3	328	30
Suite 4	186	17
Suite 5	186	17

RENT

£16.00 psf per annum plus £8 psf per annum service charge.

TERMS

The premises are available on a 6 month licence option or on leases for over one year.

VAT

VAT will not be chargeable on the rent but will be chargeable on the service charge.

EPC**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

DESCRIPTION

Faraday House is a new business centre providing high quality, affordable facilities on short term licences or long term leases. Fully serviced offices with all you require in one price.

Facilities included:

- 24 access to the building,
- Reception service (8.30am-5.30pm Monday to Friday),
- Broadband,
- Free modern office furniture,
- Full use of kitchen and common areas, cleaning included.
- Electricity and central heating.

Optional extras:

- Telephone system,
- Mailing and photocopying facilities,
- Office cleaning,
- Meeting rooms and other services at special rates.

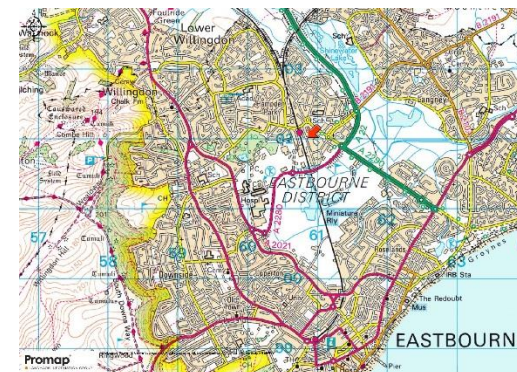
AMENITIES

- Centrally located
- DDA Compliant
- Bike parking and shower facilities.
- Fantastic public transport links with train station and bus stops adjacent
- Convenient for A27 with visitor and disabled parking
- Shops and superstores nearby

ALSO AVAILABLE

Conference/ Outdoor Event Space Facilities:

- Conference, training and meeting rooms available (4-60 people)
- Large peaceful garden area
- Seating for up to 25 people in unique setting
- Standing reception space for up to 50
- Range of catering options or bespoke catering
- Event management service available



VIEWINGS – Office Tel No 01323 437900

Jason Roberts t: 01323 438460 | e: jroberts@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

