



Greencoat House
St Leonards Road, Eastbourne, East Sussex BN21 3UT

TO LET

HIGH SPECIFICATION SERVICED OFFICE BUSINESS SUITES

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
- New Year Discount Offer





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 WCs
- 24 / 7 access
- Leased Lines & Ultra fast Broadband with speeds of up to 1000 Mbps up & down available.

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

Suite	Sq Ft	Rent + VAT
Knightsbridge (1st Floor)	260	£736.67 pcm
Kensington (2nd Floor)	350	£991.67 pcm
Angel (2nd Floor)	705	£1,997.50 pcm

New Year Discount Offer

Take space between 1 Jan - 1 Mar and receive a discounted rate of £31.50 +VAT for the first 6 months of any hire term.

Planning

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

Terms

The suites are available to let by way of a new licence contract for a minimum term of 6- 12 months. If required, longer terms can be secured.

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

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

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.

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.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees

a.lees@flude.com

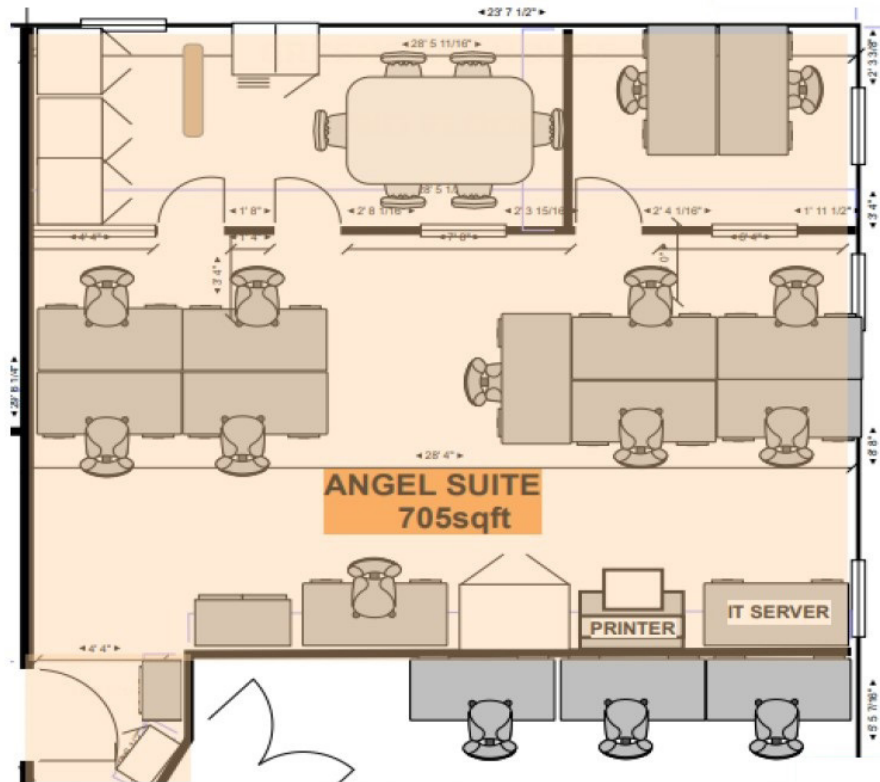
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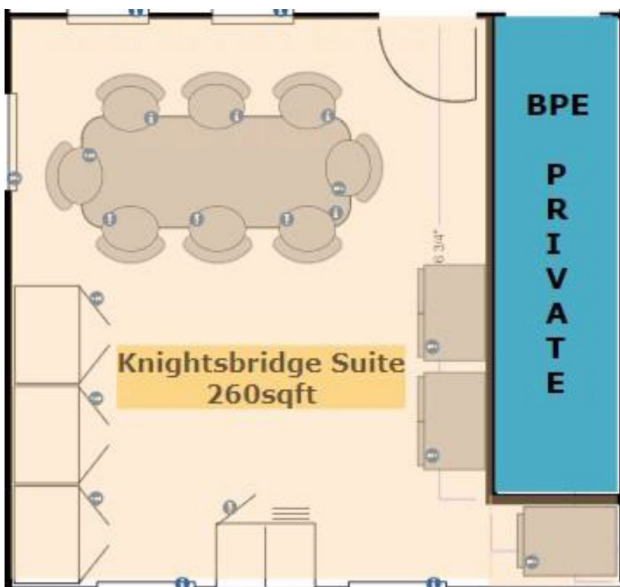




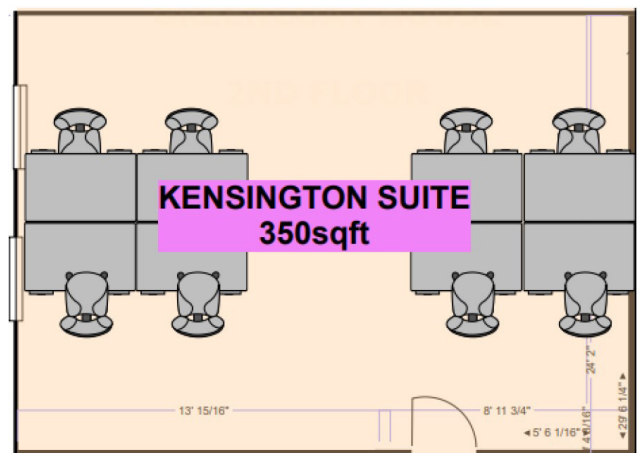
Angel Suite



Knightsbridge Suite



Kensington Suite





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH