

LIMITED TIME  
DISCOUNT



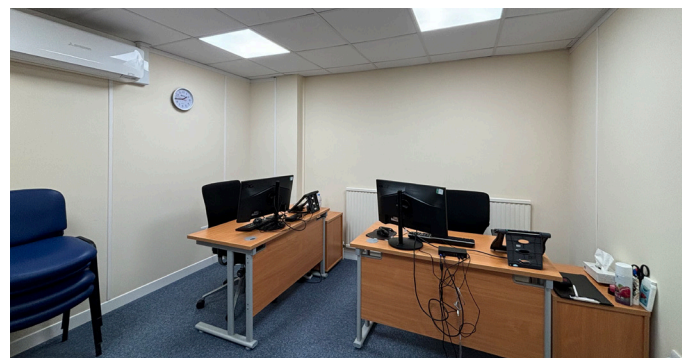
Ascot Suite, Greencoat House  
St Leonards Road, Eastbourne BN21 3UT

**TO LET**

SUITABLE FOR OFFICES, RESEARCH &  
DEVELOPMENT & MEDICAL USES  
181.2 SQM (1,950 SQ FT)

**Key Features:**

- Prestigious business address in town centre
- Fully serviced self contained suite with own reception, waiting area & staff facilities
- DDA Compliant
- Newly decorated
- Carpeted with window blinds
- Option of 3 onsite parking spaces
- Cat 5/6 cabling, IT and telecoms infrastructure
- 24 / 7 access





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## 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

Ascot Suite is a ground floor DDA compliant, access controlled, self contained, fully air conditioned suite.

Currently configured with its own reception and waiting area, modern kitchen, 9 consulting rooms and WC. The layout can be changed if required.

Floor	Sq Ft	Sq M
Ground Floor Ascot Suite	1,950	181.2

The property also benefits from the following:

- Hard-wired & Wireless networks on Leased lines with failover
- Extensive new IT infrastructure
- Business and water rates included
- Newly decorated, carpeted & with window blinds
- Central heating
- Access control system allowing 24/7 access
- Use of fully equipped meeting room (STA)
- Use of lift and disabled access

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.

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The suite is available to rent at £36.50 + VAT per sqft paid six monthly in advance with a two month set-up/admin fee. There is a min 1-year hire term, with 6-month notice thereafter.

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

For a limited time this suite is available at discounted rate of £5,200 + VAT per month\*.

*\*Offer ends on 1st January 2025 Discount applies for the first 12 month hire term.*

## Business Rates

Included



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

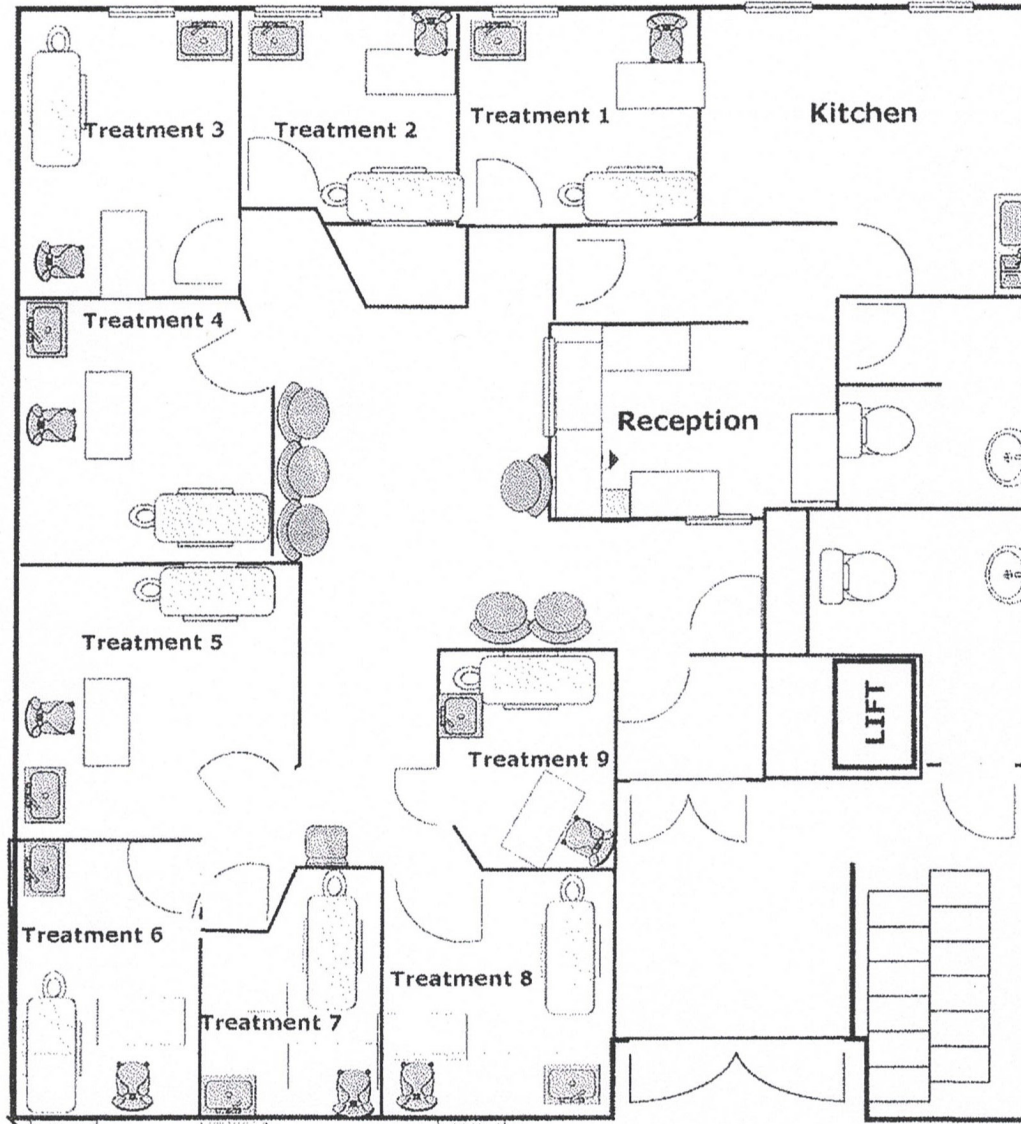
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Rear Access - Commercial Road



Front Access - St Leonard's Road





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH