

LIMITED TIME  
DISCOUNT



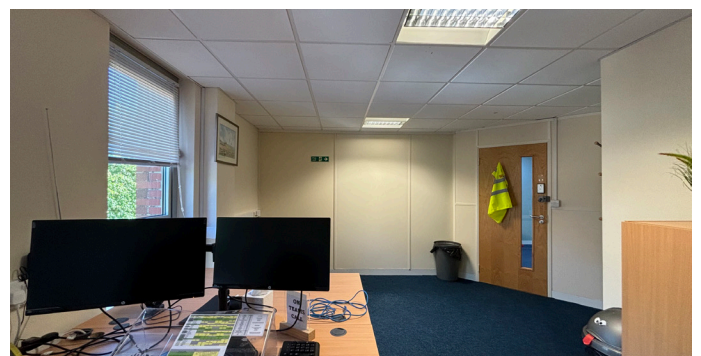
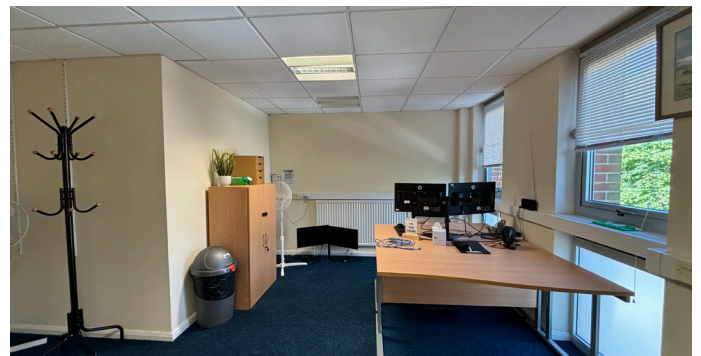
Greencoat House  
St Leonards Road, Eastbourne, East Sussex BN21 3UT

**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





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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

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.

## Current Availability

| Suite                    | Sq Ft | Rent + VAT |
|--------------------------|-------|------------|
| All Saints (2nd Floor)   | 240   | £730 pcm   |
| Fenchurch (Ground Floor) | 1,000 | £3,000 pcm |
| Moorgate (Ground Floor)  | 800   | £2,433 pcm |

For a limited time these suites are available at a discounted rate\*:

|             |               |
|-------------|---------------|
| All Saints: | £640 pcm      |
| Fenchurch:  | £2,666.66 pcm |
| Moorgate:   | £2,133.33 pcm |

*\*Offer ends on 31st January 2025. Discount applies for the first 12 month 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

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.

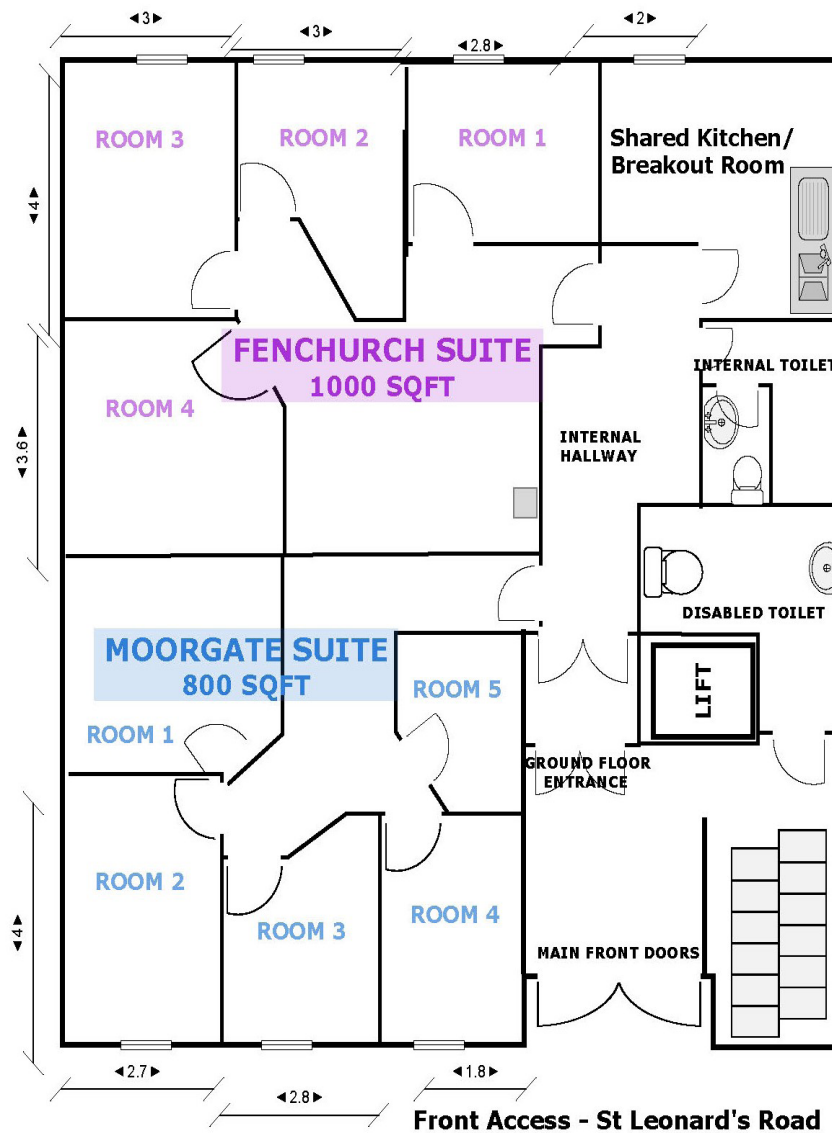
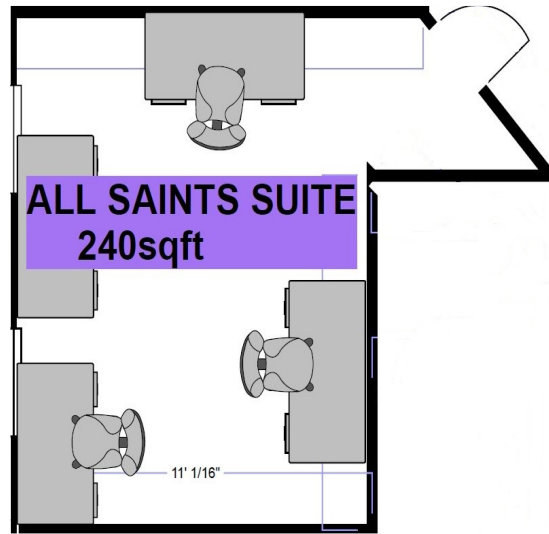
We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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