

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

OFFICE (CLASS E) PREMISES – 1,659 SQ FT (154 SQ M)

68 Grove Road, Eastbourne, East Sussex BN21 4UH

DESCRIPTION

- Ground floor office premises
- Suitable for other uses under Class E (i.e leisure / gym)
- Stepped entrance via South Street
- Large window frontage on Grove Road adjacent to Tesco Express
- 2x WC including fitted kitchenette
- Suspended ceiling with LED lighting and air conditioning
- Perimeter trucking and full fibre broadband
- Underground car parking available
- Sought after Little Chelsea District with a view of the landmark Town Hall

ACCOMMODATION

	SQ FT	SQ M
Lobby Entrance	57	5.3
Main Office Floor	1,162	108
Meeting Room	198	18.4
Kitchen / WC area	194	18.1
Rear Store Room	48	4.4
TOTAL	1,659	154.1

RENT

£20,000 per annum, exclusive of other outgoings.

VAT

VAT is NOT chargeable on the terms quoted.

RATES

Current rateable value (1 April 2023 to present):
£14,000

Small business rates relief applicable, if eligible.

SERVICE CHARGE

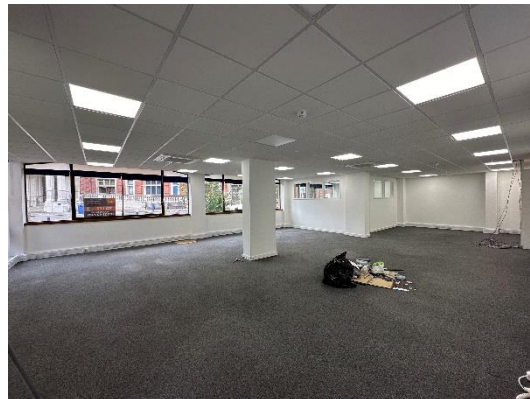
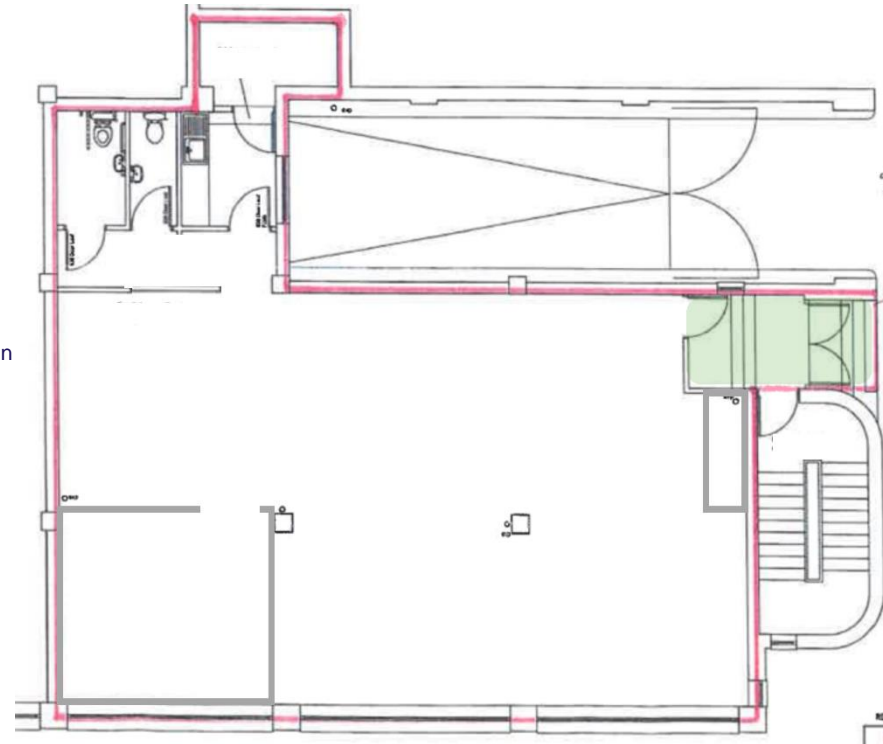
Budget available on request – circa 7% contribution amounting to circa £820 per annum

EPC

75-C

VIRTUAL TOUR

<https://youtu.be/Je7TDOqDgow>



VIEWINGS –

Max Perkins

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