



TO LET

OFFICE – 1,286 SQ FT (119.47 SQ M)
5 Chiswick Place, Eastbourne, East Sussex, BN21 4NH

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Rent | £17,500 PAX

DESCRIPTION

The premises comprise a split level office within a semi-detached 4 storey period building. The accommodation offers a mix of open plan and cellular workspace accessed from a communal entrance at ground floor and also a private entrance at lower ground floor. The offices are light and airy with large bay sash windows providing excellent natural light and have rear views of the communal garden, as well as access to the garden.

LOCATION

The premises are located on the western side of Chiswick Place between the junctions of Hardwick Road and Blackwater Road. Chiswick Place overlooks The Devonshire Park Lawn Tennis Centre and is close to the town's various amenities including restaurants, shops, hotels, theatres and the principal town centre professional office district.

There is on street parking with off street parking located in the NCP car park in Trinity Place approximately 300 yards to the east.

The mainline railway and bus stations and the Beacon shopping centre are also close by. Eastbourne is located approximately 24 miles east of Brighton via the A27 or A259 and 18 miles west of Hastings via the A259.

ACCOMMODATION (GIA)

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Lower Ground | 639 | 59.36 |
| Upper Ground | 647 | 60.11 |
| TOTAL | 1,286 | 119.47 |

AMENITIES

- Kitchenette
- 2x WC
- Shower room
- Gas central heating
- Broadband cabling

RENT

£17,500 PAX

VAT

The building is not VAT elected and therefore VAT will not be chargeable on the terms quoted.

RATES

The current 2017 Rateable Value of the property is £6,400, and therefore eligible for Small Business Rates Relief.

EPC

The property has an EPC rating of D.

LEGAL COSTS

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



VIEWINGS – 01323 437900

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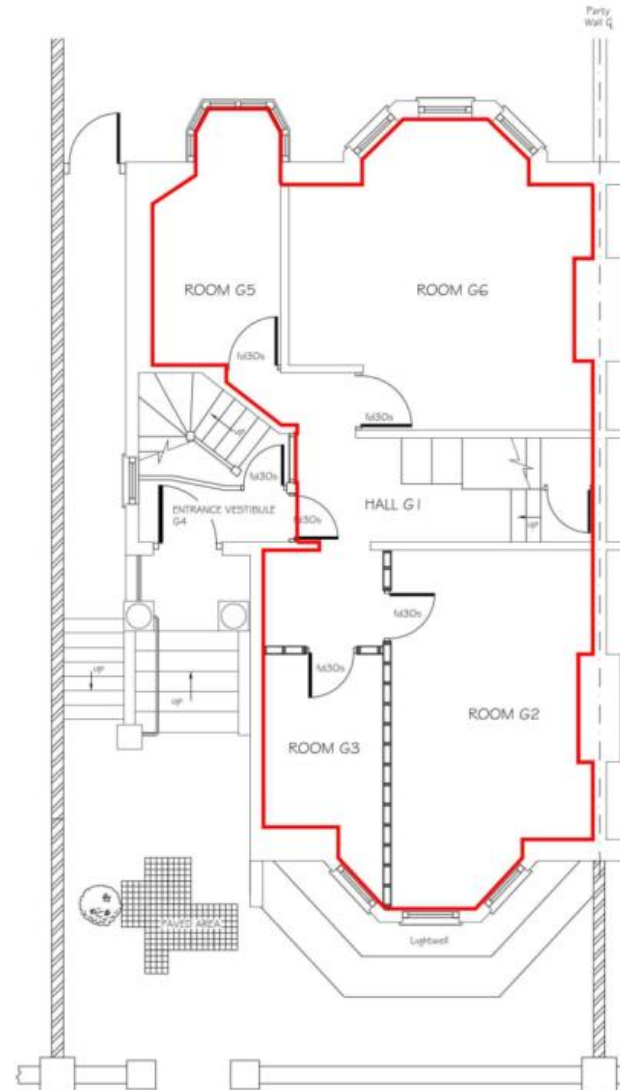
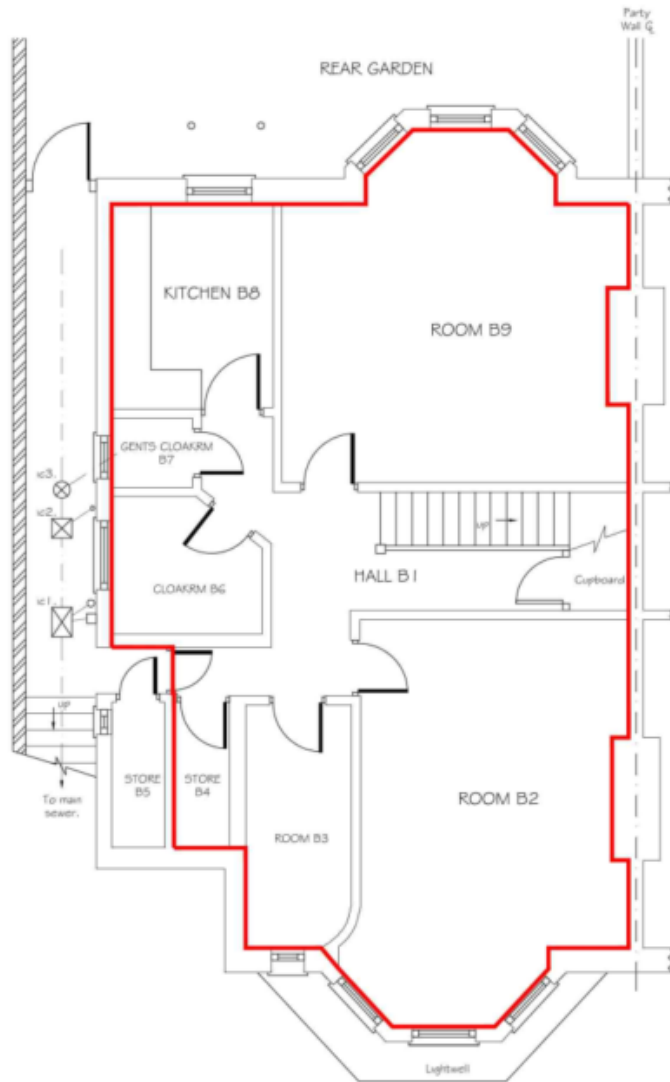


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