



Ivy House
Ivy Terrace, Eastbourne, East Sussex BN21 4QT

LEASE AVAILABLE

HIGH SPEC OFFICES WITHIN TOWN CENTRE

Second floor east 172.85 sq m (1,861 sq ft)

Key Features:

- Newly refurbished and finished to a high standard
- Located in the heart of Eastbourne town centre
- Accommodation arranged over 2nd floor
- Predominantly open plan accommodation
- Lease available
- Passing rent £30,030 per annum





Location

Ivy House is located within the heart of Eastbourne Town Centre in a prime office location. The premises sits on Ivy Terrace, which joins Grove Road and Gildredge Road. The property is within easy walking distance of the Beacon shopping centre, mainline railway station, excellent bus services and multi-story car parks.

Accommodation

Ivy House is a purpose built 5 storey brick constructed office building that has benefitted from an extensive refurbishment in recent years. The accommodation is considered Grade A quality. The offices are served by way of a communal spacious lobby leading to an 8 person passenger lift, disabled WC and stairs to upper floors.

The subject suite is located on the 2nd floor east and benefits from the following:

- New blue carpet tiles
- Heating and cooling ceiling mounted air conditioning
- Ceiling grid and tiles
- LED lighting
- Double glazed UPVC windows and blinds
- Perimeter cat 5 trunking / cabling
- Good floor to ceiling height
- Phone entry system
- Communal male and female WCs on each floor

We have measured the suite to have IPMS Office 3 areas as

Floor	Sq Ft	Sq M
Second	1,861	172.85

EPC

We understand the property to have an EPC rating of C(72).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of an assignment of the existing lease dated 1st November 2021 and expiring 31st July 2027. The lease is contracted outside sections 24-28 security of tenure provisions of the Landlord and Tenant Act 1954.

There are tenant only break options on 31st July 2024, 2025 and 2026 subject to 6 months' prior written notice; there is a landlord break option on 31 July 2025 subject to 9 months prior written notice.

The passing rent is £30,030 per annum exclusive of all other outgoings.

Consideration of a sub lease may be available under the assignment.

A copy of the lease is available upon request.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

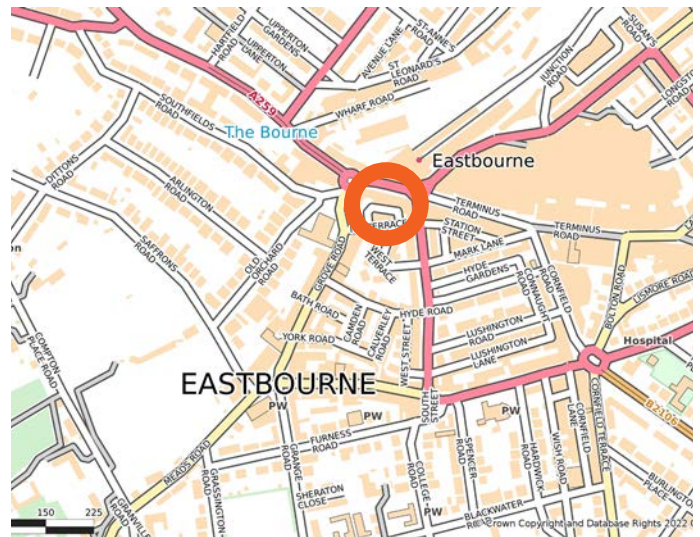
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they 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 Property Consultants 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

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



September 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH