



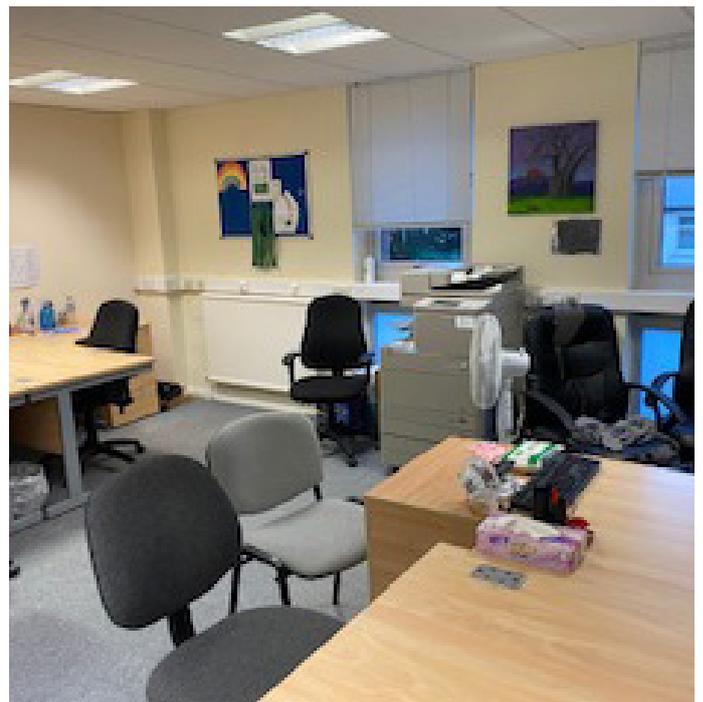
**Greencoat House**  
St Leonards Road, Eastbourne, East Sussex BN21 3UT

**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
- Virtual office space tours available





## Location

Greencoat House is situated on the southern side of St Leonards'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 WC's
- 24 / 7 access
- High speed broadband connection and redundancy service

We believe the accommodation to have the following approximate net internal floor areas:

Suite	Sq Ft	Rent + VAT
Knightsbridge	1st floor - 320	£906.66 PCM
All Saints	2nd floor - 240	£680.00 PCM
Paddington	1st floor - 925	£2,620.83 PCM
New York	1st floor - 360	£1,600.83 PCM
Victoria	1st floor - 565	£1,600.83 PCM

## Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

## Terms

The suite is 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). Further details available on request.

## 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.

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 the sole agents Flude Property Consultants:

**Aaron Lees**

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**01273 727070**

[www.flude.com](http://www.flude.com)



October 2022

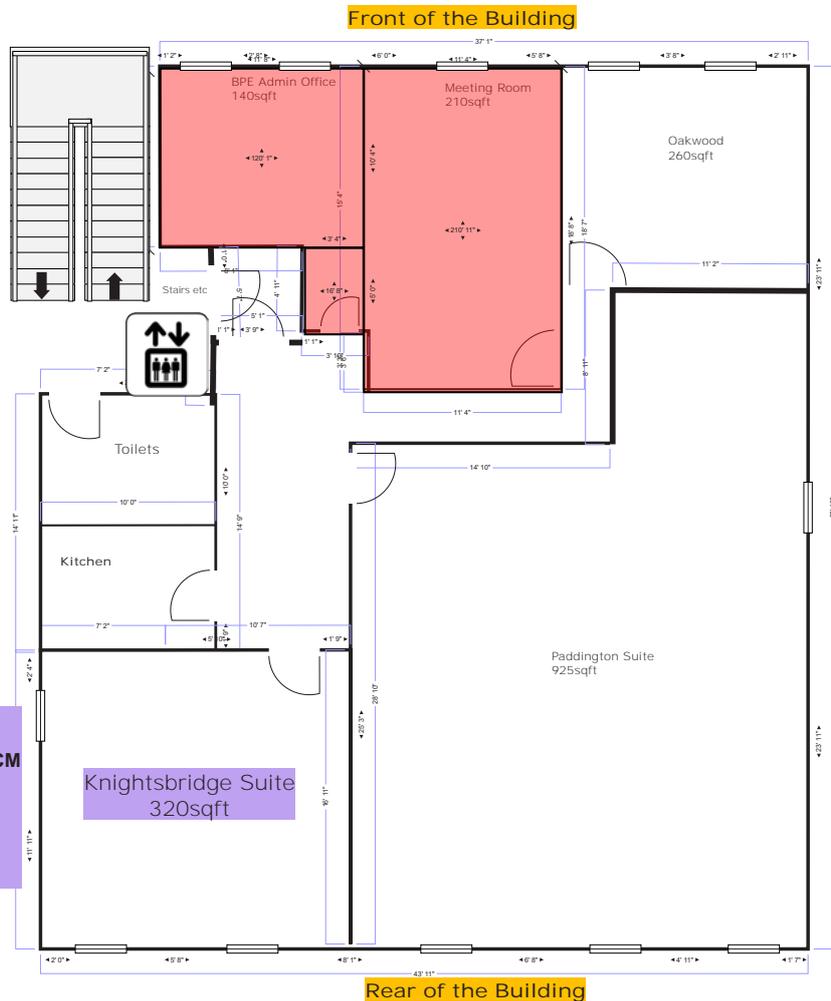




## Floor Plans

### 1ST FLOOR GREENCOAT HOUSE

**Knightsbridge Suite - 320sqft**  
£34 + VAT PER SQFT = £906.66 +VAT PCM  
SET-UP ADMIN FEE = £1,359.29 +VAT  
AVAILABLE FROM APRIL 2023



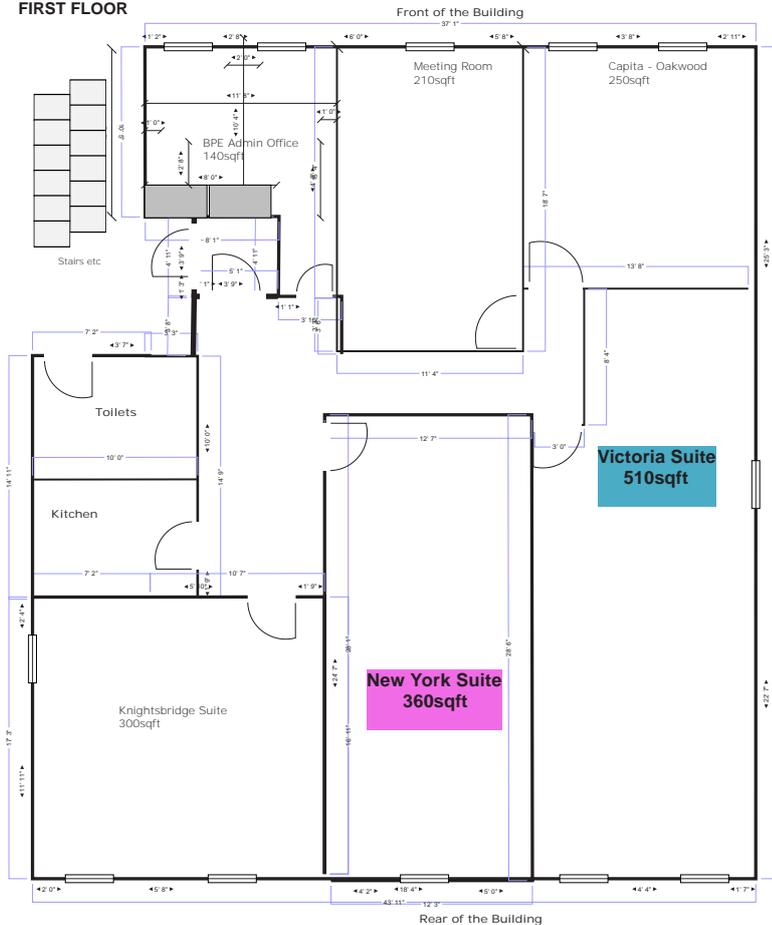
## Location Map





## Floor Plans

### FIRST FLOOR



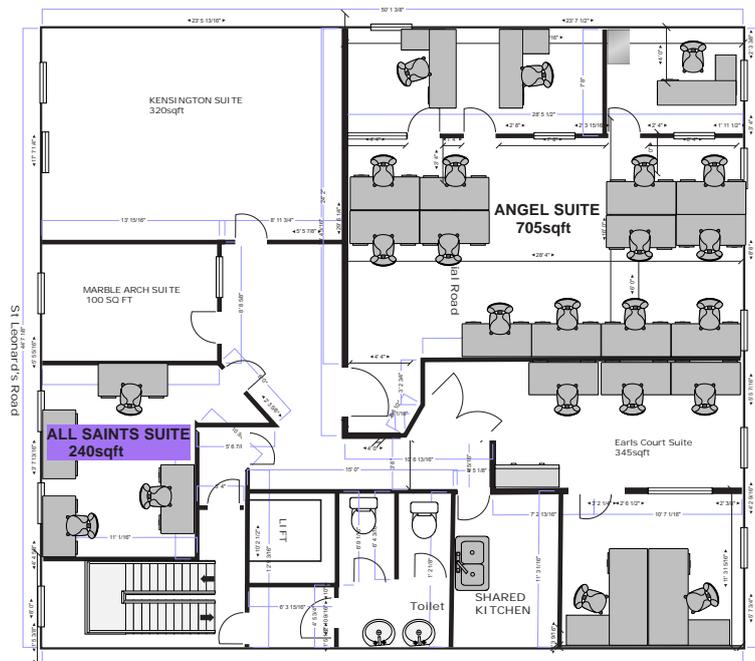
**VICTORIA SUITE (1ST FLOOR - with lift & disabled access)**  
510 SQ FT @ £1338.75 + vat pcm  
(rate of £31.50 + vat per sq ft)  
07/09-PERSON self-contained office space

**WITH MODERN SHARED KITCHEN FACILITIES & MEETING ROOM USE**  
\*ONE-OFF SET-UP/ADMIN FEE FOR THIS SUITE £2008.13 + VAT  
AVAIL FROM DECEMBER

**NEW YORK SUITE (1ST FLOOR - with lift & disabled access)**  
360 SQ FT @ £945.00 + vat pcm  
(rate of £31.50 + vat per sq ft)  
04/06-PERSON self-contained office space

**WITH MODERN SHARED KITCHEN FACILITIES & MEETING ROOM USE**  
\*ONE-OFF SET-UP/ADMIN FEE FOR THIS SUITE £1417.50+ VAT  
AVAIL FROM DECEMBER

### SECOND FLOOR



**ALL SAINTS SUITE (2ND FLOOR - with lift & disabled access)**  
240 SQ FT @ £680.00 + vat pcm (rate of £34.00 + vat per sq ft)  
2/6-PERSON self-contained office space

**WITH MODERN SHARED KITCHEN FACILITIES & MEETING ROOM USE**  
\*ONE-OFF SET-UP/ADMIN FEE FOR THIS SUITE £1,020.00 + VAT  
AVAIL FROM JANUARY 2023