

49 Gildredge Road, Eastbourne Ground Floor Offices



621 sq ft (57.69 sq m) FLEXIBLE TERMS AVAILABLE

to let



Location

The office is located on the northern side of Eastbourne Town Centre, in the main professional area of the town, where there are a number of Accountants, Solicitors, Surveyors and Insurance Brokers. Several Pubs, cafés, restaurants and shops are also within the area. Gildredge Road forms part of the one way traffic system in the town with the mainline railway station prime shopping areas of Terminus Road and the Arndale Centre within yards of the premises.

Description

The property comprises a mid terrace building fronting onto Gildredge Road. The ground floor offices occupy a prominent position overlooking Gildredge Road. The accommodation benefits from an intercom entrance system, fluorescent lighting, gas fired heating and W.C.

Accommodation

Front office :	20.4 sq m	220 sq ft
Middle office:	15.3 sq m	165 sq ft
Rear office 1:	10.6 sq m	114 sq ft
Rear office 2:	11.3 sq m	122 sq ft
Total area:	57.69 sq m	621 sq ft

Lease

A new standard full repairing and insuring lease with terms to be agreed.

Rent

£8,750 exclusive.

Rates

We are advised by the local Rating Authority that the property is assessed as follows:-

Rateable Value: to be assessed.

Legal Costs

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

VAT

VAT may be chargeable on the terms quoted

Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

Simon Hunt

Direct Line: 01323 437900

Email: shunt@shw.co.uk

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website www.shw.co.uk

Subject to contract

19 Gildredge Road, Eastbourne, BN21 4RU

making property work

01323 437900