



## Unit 3A, Courtlands Road, Eastbourne, BN22 8TR

### First Floor Office Suite

- Inclusive of Rates & Services
- Suspended ceilings
- 1 Mile Town Centre
- L2 Category Lighting

Summary

Available Size	702 sq ft
Rent	£9,500 per annum Rent to include Rates & Services
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
EPC Rating	D (91)

Description

The premises comprises a self contained First floor office suite which forms part of a light industrial unit. The premises is accessed via shared personal door leading to the first floor where a private door leads to the self contained suite. The suite comprises 3 interconnecting rooms

Location

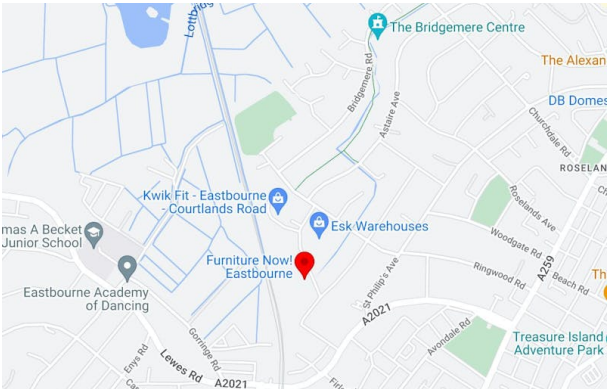
LOCATION

The premises are located in the Roselands area of Eastbourne approximately 1 mile distant from the main town centre with its extensive shopping facilities and mainline railway station serving London Victoria. The immediate surrounding area is predominantly commercial use with a variety of National Commercial businesses including Parker Building Supplies, large Local Businesses including The Be Group and many smaller Local Suppliers and is surrounded by a substantial residential estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office 1	332	30.84	Available
1st - Office 2	270	25.08	Available
1st - Office 3	100	9.29	Available
Total	702	65.21	



Viewing & Further Information

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# Energy performance certificate (EPC)

3a Courtlands Road EASTBOURNE BN22 8TR	Energy rating <b>D</b>	Valid until: <b>25 March 2034</b>
		Certificate number: <b>5862-6777-7772-1096-7334</b>

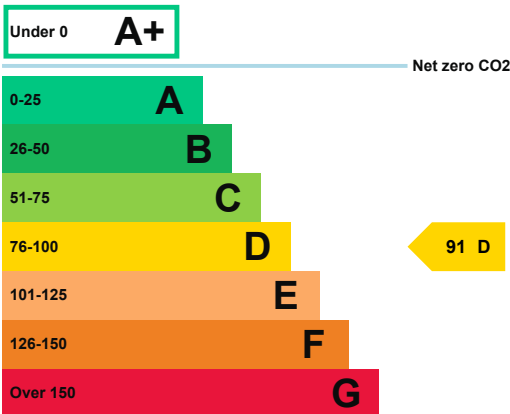
Property type	Storage or Distribution
Total floor area	734 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	77 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	26.68
Primary energy use (kWh/m <sup>2</sup> per year)	166

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7850-2201-6239-3397-0886\)](/energy-certificate/7850-2201-6239-3397-0886).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr Anthony Light
Telephone	08450212233
Email	<a href="mailto:anthony@brightenergyreports.co.uk">anthony@brightenergyreports.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028111
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 March 2024
Date of certificate	26 March 2024

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