



Charter House, Courtlands Road, Eastbourne, BN22 8UY

OFFICES AVAILABLE ON FLEXIBLE TERMS - TO LET

- 100% small business rates relief
- Suites from 73 sq ft - 482 sq ft
- Rent - POA

Summary

VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (104)

Description

The building comprises a purpose-built office block offering 21 self-contained office suites, together with 32 on-site car parking spaces. Shared amenities include two kitchen areas, male and female WCs, a disabled WC, and a meeting room available to hire at £10 per hour.

The property benefits from suspended ceilings with Category II lighting, Category 5 cabling, double-glazed windows, and perimeter trunking. The building also provides DDA-compliant access throughout, ensuring accessibility for all occupiers and visitors.

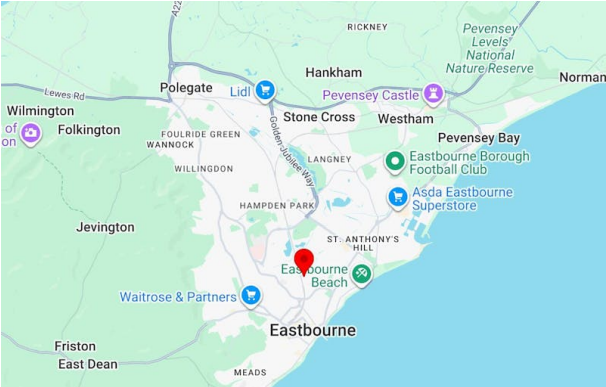
Location

Located on the western side of Courlands Road, just south of the junction intersecting Ringwood Road. Eastbourne town centre is located to the southwest with the seafront to the east. Nearby occupiers include ESK, Parkers Building Supplies & Kwik Fit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Suite - 1	482	44.78	-	Occupied
Suite - 2	162	15.05	-	Occupied
Suite - 3	161	14.96	-	Occupied
Suite - 4	131	12.17	-	Occupied
Suite - 5	131	12.17	-	Occupied
Suite - 6	115	10.68	-	Occupied
Suite - 7	177	16.44	-	Occupied
Suite - 8	73	6.78	£260 /month	Available
Suite - 9	93	8.64	-	Occupied
Suite - 10	311	28.89	-	Occupied
Suite - 11	203	18.86	-	Occupied
Suite - 12	131	12.17	-	Occupied
Suite - 13	131	12.17	£350 /month	Available
Suite - 14	128	11.89	-	Occupied
Suite - 15	240	22.30	-	Occupied
Suite - 16	304	28.24	-	Occupied
Suite - 17	293	27.22	-	Occupied
Suite - 18	249	23.13	-	Occupied
Suite - 19	132	12.26	-	Occupied
Suite - 20	132	12.26	-	Occupied



Viewing & Further Information

Jack Bree MRICS
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Name	sq ft	sq m	Rent	Availability
Suite - 21	130	12.08	-	Occupied
Total	3,909	363.14		

Terms

Located on the western side of Courlands Road, just south of its junction with Ringwood Road. Eastbourne town centre lies to the south-west, with the seafront located to the east. Nearby occupiers include ESK, Parkers Building Supplies, and Kwik Fit.

Services included with the rent

Mains water and sewerage, waste disposal, hot water, central heating, cleaning and maintenance of all communal areas, annual boiler inspection and servicing, external window cleaning, repairs and maintenance to the building (excluding any damage caused by tenants), buildings insurance, and the provision of allocated car parking spaces.

Car parking spaces are allocated in proportion to the office accommodation occupied, based on an allocation of approximately one parking space per 150 sq ft of office floor area.

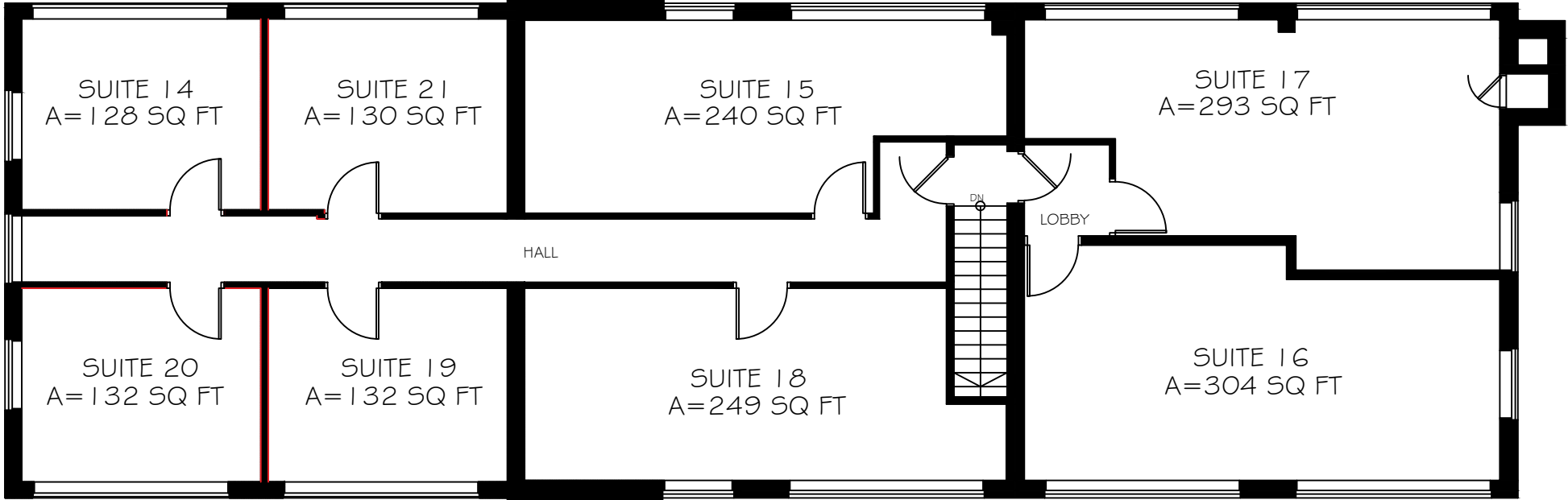
Services not included within the rent

Business rates are payable separately. All office suites currently fall below the threshold for 100% Small Business Rates Relief, subject to individual occupier eligibility.

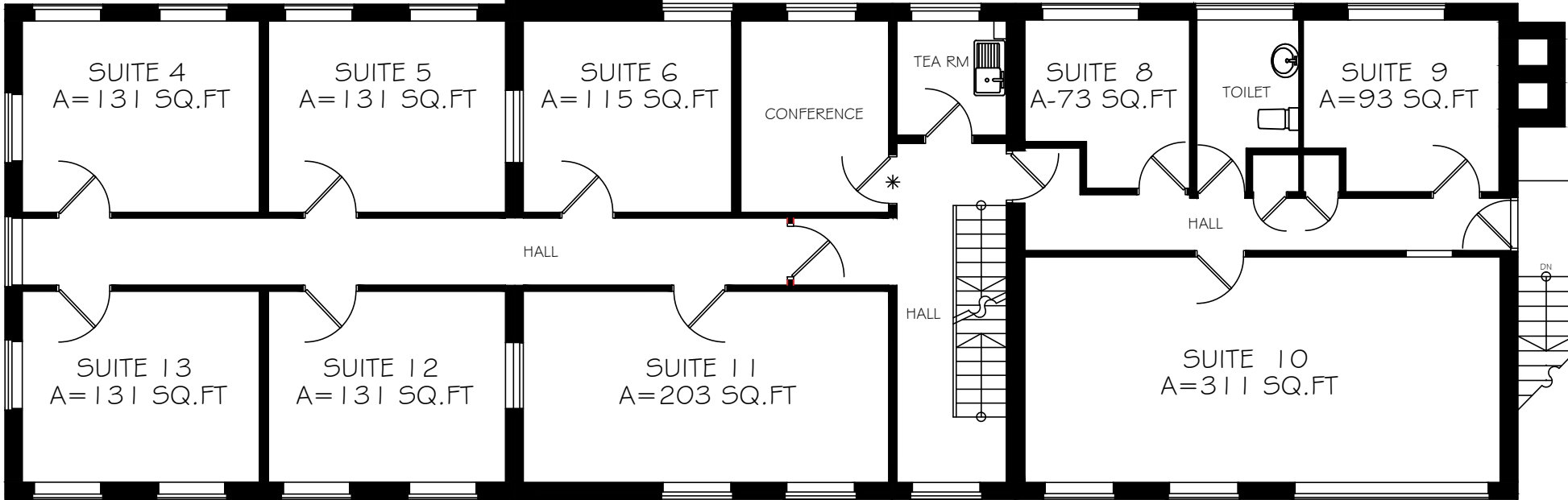
Electricity is charged based on the building's total annual consumption, with costs apportioned between occupiers according to the floor area of each office suite.

A central telephone system is available, providing each office suite with a direct dial (DDI) telephone line. Additional lines can be provided, subject to availability. A range of optional telecommunications services, including voicemail and broadband, is also available. Line rental and call charges are charged at the prevailing BT tariff, with charges calculated on a per-line basis. Costs for usage and any additional services are billed separately. Further details are available upon request.

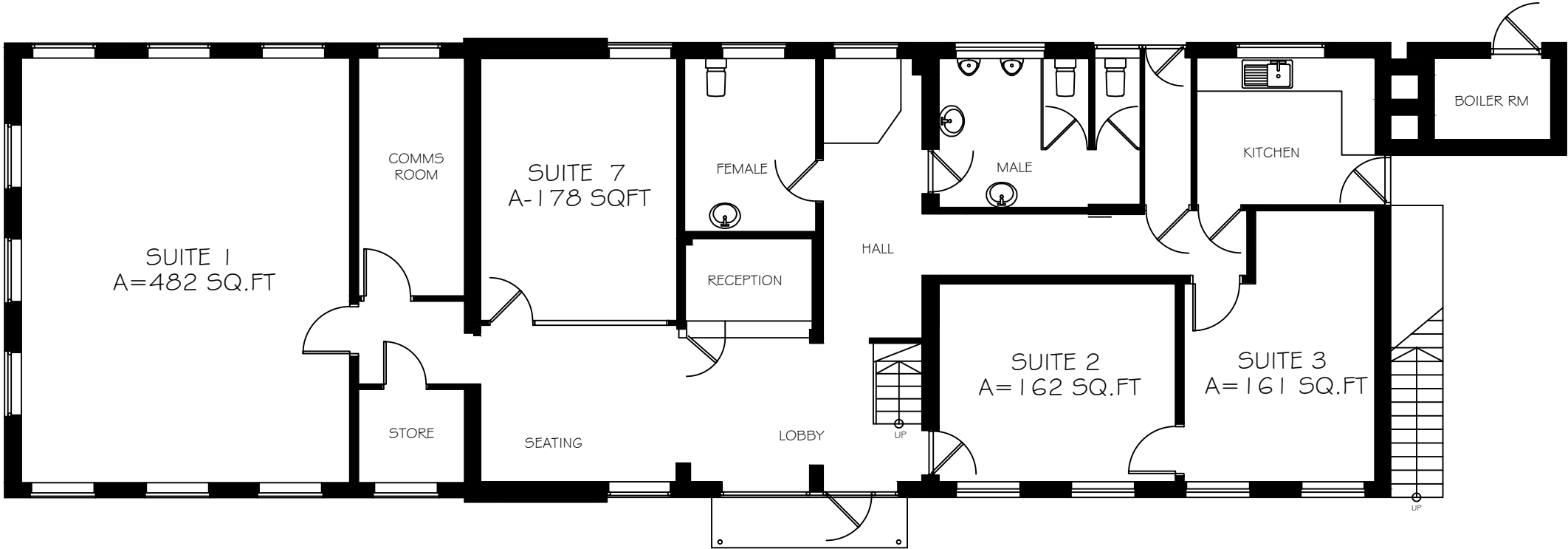
A one-off contribution of £45 is payable towards the cost of displaying the tenant's business name on the external signage and within the building directory.



C SECOND FLOOR PLAN
SCALE: 1:100 M



B FIRST FLOOR PLAN
SCALE: 1:100 M



A GROUND FLOOR PLAN
SCALE: 1:100 M

Notes:



architecture • design • development

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Client
MAP- developments

Job title
CHARTER HOUSE
Courtlands Road Eastbourne

Drawing Title:
Ground, First & Second Floor Plans

Scale: 1:100 @ A2	Drawn by: apr
	Date March 2021

Dwg No.: CH21/1	Rev
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