



Compass House, 45 Gildredge Road, Eastbourne, BN21 4RY

OFFICE SPACE AVAILABLE ON FLEXIBLE TERMS - TO LET

- 100% Small Business Rate Relief
- Flexible and inclusive terms
- Offices ranging from 48 to 250 sq ft
- Rent - POA

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Summary

VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

A range of high-quality serviced office suites available on flexible lease terms, offering an ideal solution for businesses seeking adaptable workspace.

The property benefits from CAT II lighting, CAT 5 data cabling, two fully equipped communal kitchens, WC facilities on each floor, and on-site rear parking, subject to availability.

Location

The property occupies a prominent position on the western side of Gildredge Road (A259), directly opposite the junction with Lushington Road. Situated within Eastbourne’s established professional district, the location benefits from close proximity to a wide range of professional occupiers, including solicitors, surveyors, estate agents, financial advisors, and insurance brokers.

Eastbourne railway station is conveniently located approximately 200 yards to the north, while the town’s principal retail centre is also within easy walking distance, providing excellent connectivity and access to local amenities.

Accommodation

The accommodation comprises the following areas:

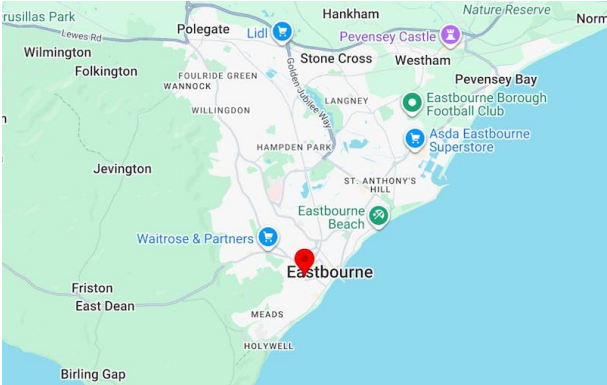
Name	sq ft	sq m	Rent	Availability
Suite - 1	250	23.23	-	Occupied
Suite - 2	195	18.12	-	Occupied
Suite - 3 - Conference Room	158	14.68	-	Occupied
Suite - 4	61	5.67	-	Occupied
Suite - 5	162	15.05	-	Occupied
Suite - 6	199	18.49	-	Occupied
Suite - 7	157	14.59	-	Occupied
Suite - 8	106	9.85	-	Occupied
Suite - 9	48	4.46	£195 /month	Available
Suite - 10	167	15.51	-	Occupied
Suite - 11	192	17.84	-	Occupied
Total	1,695	157.49		

Terms

Suites available on flexible terms subject to a minimum term of 6 months with a 3 months notice period to vacate. Rent is payable monthly in advance with one months deposit held on account.

Services included with the rent

Payment of sewage and water rates in respect of the building, waste disposal charges



Viewing & Further Information

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of hot water and central heating throughout the property. The service also includes the cleaning and maintenance of all shared communal areas, including staircases, landings, hallways, and toilet facilities, together with the provision of toilet tissues within communal washrooms.

Additional services comprise exterior window cleaning to all offices, an annual boiler inspection and service, all external and internal repairs to the building (excluding any damage caused by the tenant), and the provision of buildings insurance.

Services not included with the rent

Electricity consumption will be monitored via individual sub-meters located on each floor and apportioned proportionately between the occupiers of the suites on that floor. Where a suite is vacant, its area will be excluded from the calculation, with the electricity costs divided among the remaining occupiers of the relevant floor.

A central telephone system is provided, incorporating direct dial lines (DDI) for each suite. Additional telephone lines can be made available upon request, subject to availability. Further services, including voicemail and broadband, can also be provided. Call charges and line rental will be applied at standard BT tariff rates, with costs calculated on a per-line basis, together with separate charges for usage and any additional telephone services. Further information is available upon request.

All office suites are eligible for Business Rates Relief, with occupiers responsible for applying for the relevant relief and settling any Business Rates liability directly.

A contribution of £45.00 is payable towards the cost of displaying the tenant's business name both externally at the premises and within the building.