

Regulated by RICS

## Chantry House, 22 Upperton Road, Eastbourne, East Sussex, BN21 1BF



### Prime Town Centre Open Plan Office Suites with Parking (May Split) TO LET

Eastbourne is a renowned coastal town which is currently undergoing a major £85m town centre shopping centre extension and refurbishment which will include a nine screen cinema, restaurants and shops. The town attracts a variety of businesses throughout the year and with further upgrades on-going to conference facilities, stage production and tennis facilities at the Devonshire Centre, it is anticipated that the potential for growth of this town is excellent.

The property is located on the main arterial route on the fringe of the town centre within a short walking distance of both the new Beacon Centre and Eastbourne main railway station (London Victoria 1.75 hours).



Commercial & Residential Estate and Letting Agents • Residential & Block Management  
Valuations & Surveying Services • Planning & Development

## ACCOMMODATION

The premises provides the following accommodation:

### Ground Floor Offices - UNDER OFFER

1,921 sq ft (178.45 sq m)  
Mainly open plan with reception area and two additional offices plus kitchen/staff room.

### First Floor Offices

2753 sq ft (255.75 sq m)  
Mainly open plan with five divided offices and computer room.  
Offices also available from 350 sq ft

### Communal W.C.'s

At ground and first floor level.

### Features

Prestigious Offices  
Prime Town Centre Location  
Car Parking Available  
Air Conditioning and Heating

### Parking

Ample car parking available (additional charges apply)



### EPC

EPC rating D

### Price

From £14 per sq ft

### Lease

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed

### Rateable Value

To be confirmed

### Legal Costs

Each party is to be responsible for their own legal costs

## Services

Air conditioning included.  
Service charge details to be confirmed.  
No electrical, gas or other equipment, appliances or installations have been tested.  
In-going occupants must make their own enquiries

## VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

## Viewing

Contact Claire Cousens or Anton Bree on 01323 642426  
claire.cousens@rossandco.uk  
a.bree@rossandco.uk



**Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)**