

## Pisces House, 3 Cornfield Terrace, Eastbourne, BN21 4NN Office Suite 4 - Rent £325 pcm



### Central Fully Serviced First Floor Offices

Pisces House - a period office building arranged over 4 floors – forms part of an attractive Victorian terrace. There is also vehicular access to the rear of the property via Cornfield Lane. Internally the premises provide individual, well lit office suites. Suite 4 is on the first floor. There are shared kitchen and WC facilities. An Art Gallery is on ground floor. On street free parking is close by.

## Suite 4, Pisces House, 3 Cornfield Terrace, Eastbourne, East Sussex, BN21 4NN

Cornfield Terrace (an extension of Cornfield Road) is within Eastbourne's town centre, approximately 300 yards from the Arndale Shopping Centre and Terminus Road, and many major retailers and restaurants. The mainline railway station is less than ½ mile away. Pisces House is close to the junction with Blackwater Road, near Devonshire Park Theatre and several leading restaurants/shops. The ground floor is let to Emma Mason's Art Gallery.

### ACCOMMODATION

**Office Suite 4 9'9" x 13'2" (2.97m x 4.01m)**

128 sq ft (11.91 sq m)

### Terms

The premises are available on a Lease (outside the Landlord and Tenant Act) until March 2021 (when all leases will end as the property will be re-developed). Periodic rent reviews at AN ALL INCLUSIVE RENT.

Rent - £325 pcm

The rent is inclusive of Business Rates, Buildings Insurance, all Utility Charges (excluding Phone Charges), and Cleaning of Communal Areas. There is a Communal Kitchen and 2 Cloakrooms.

### Services

The premises benefit from a security alarm, gas central heating, 2 WCs, communal kitchen facilities and carpeting to all office areas.

### EPC

### VAT

VAT will NOT be charged on the annual inclusive rents.

### Legal Costs

The tenant is to be responsible for the landlord's reasonable legal costs (capped at £500 plus VAT).

### Equipment

Electrical, gas or other equipment, appliances or installations may not have been tested. In-going occupants must rely on their own enquiries.

### Planning

Eastbourne Borough Council have confirmed in writing that, although the authorised use of the entire building

is within Class B1 for use as offices, an A2 use (which includes uses such as Financial Services, Letting and Estate Agents and other professional services) would be acceptable in this location, but a Change of Use would require Planning Consent.

### Directions (on foot)

From Eastbourne Railway Station walk down Terminus Road towards The Arndale Centre (on your left). Opposite The Arndale Centre is Cornfield Road (with Banks on both corners). Turn right into Cornfield Road and walk to the end (War Memorial Roundabout). Go straight over roundabout towards David Salmon Furnishers (on corner). This is Cornfield Terrace. Walk past various shops and restaurants. No 3 is on the right (adjacent to The Cat's Whiskers Restaurant).

### Directions (by car)

From Eastbourne Railway Station, drive down Grove Road (Library is on corner). At Town Hall turn left into South Street. At end of South Street turn left into Gildredge Road then take second right turn into Lushington Road. Go to end of Lushington Road and turn right into Cornfield Road. At War Memorial Roundabout take 4th exit – which is Cornfield Terrace. No 3 is on your right, just before the junction with Blackwater Road.

### Viewing

Contact Amanda or Jackie on 01323 841814  
amanda.west@rossandco.co.uk  
jackie.neen@rossandco.co.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)**