

# CONVENIENTLY LOCATED OFFICES

1,067 sq ft (99.17 sqm)



**Oakley**

Your Sussex Property Expert



## 219 South Coast Road, Peacehaven, East Sussex BN10 8LL

- Immediately available
- Allocated parking
- Kitchenette
- Intruder alarm
- First & ground floor WC
- Perimeter trunking

**TO LET**

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## LOCATION

Peacehaven is located approximately 6 miles east of Brighton city centre and 15 miles west of Eastbourne. The town is afforded good transport links being situated on the A259 coast road, within three miles of Newhaven providing freight and passenger transportation to France. The town has a population of approximately 15,000.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN10 8LL.

## DESCRIPTION

The offices are accessed via their own private door with intercom system (not tested) off Horsham Avenue. The accommodation is arranged over ground and first floors. The building has been refurbished and redecorated in parts. The ground floor comprises a reception / waiting area, office, kitchen and WC facilities with the first floor providing the main office accommodation comprising of five individual offices and a further WC. The offices benefit from carpeted flooring, night storage heating (not tested), perimeter trunking and double glazing. The rent also includes water usage.

## ACCOMMODATION

The accommodation briefly comprises:

	Sq.ft	Sq.m
<i>Ground Floor</i>		
<i>Reception</i>	234	21.75
<i>Office 1</i>	66	6.16
<i>Stores</i>	73	6.84
<i>First Floor</i>		
<i>Office 2</i>	80	7.48
<i>Office 3</i>	178	16.59
<i>Office 4</i>	114	10.60
<i>Office 5</i>	104	9.69
<i>Office 6</i>	48	4.53
<i>Office 7</i>	167	15.53
<b>Total accommodation</b>	<b>1,067</b>	<b>99.17</b>

## LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

## RENT

£24,000 per annum exclusive.

## VAT

VAT not applicable on the rent.

## USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

The Rateable Value for the current financial year (2026-2027) provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £15,500.

The Small Business Rate for the financial year is 49.9p in the £ making the Rates payable approx. £7,734.50.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-70.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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All images, maps, plans and boundaries are for reference purposes and not to scale.

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