



ASCOT SUITE



**SERVICED OFFICE /D1 USE SPACE GREENCOAT HOUSE, 32 ST
LEONARDS ROAD, EASTBOURNE, BN21 3UT**

ASCOT SUITE-1950 sq ft GROUND FLOOR SERVICED OFFICE/D1 SPACE – This is a rare opportunity to acquire a large self-contained Ground floor fully serviced office /D1 suite self-contained within modern town centre building in Eastbourne town centre, with ultra-fast 1000 Mbps down & up Lightning & City fibre leased lines & optional onsite parking.

1950 sq ft this will seat up to 40 persons and is located on the ground floor with lift & disabled access.

Newly decorated, window blinds, Air-conditioned, digi lock code & fob access to suite & door entry system.

Access control system allowing 24/7/365 access, DDA Compliant, internal reception, venue signage, business & water rates, Private hard-wired & wi-fi Networks, venue compliance, CCTV, use of self-contained fully equipped kitchen & toilet included in monthly rental fee. On-site parking available at an additional cost.

The suite is currently configured with it's own internal reception & waiting area, modern kitchen, toilet & 9-internal consulting rooms, this layout can be changed if required (at cost price)

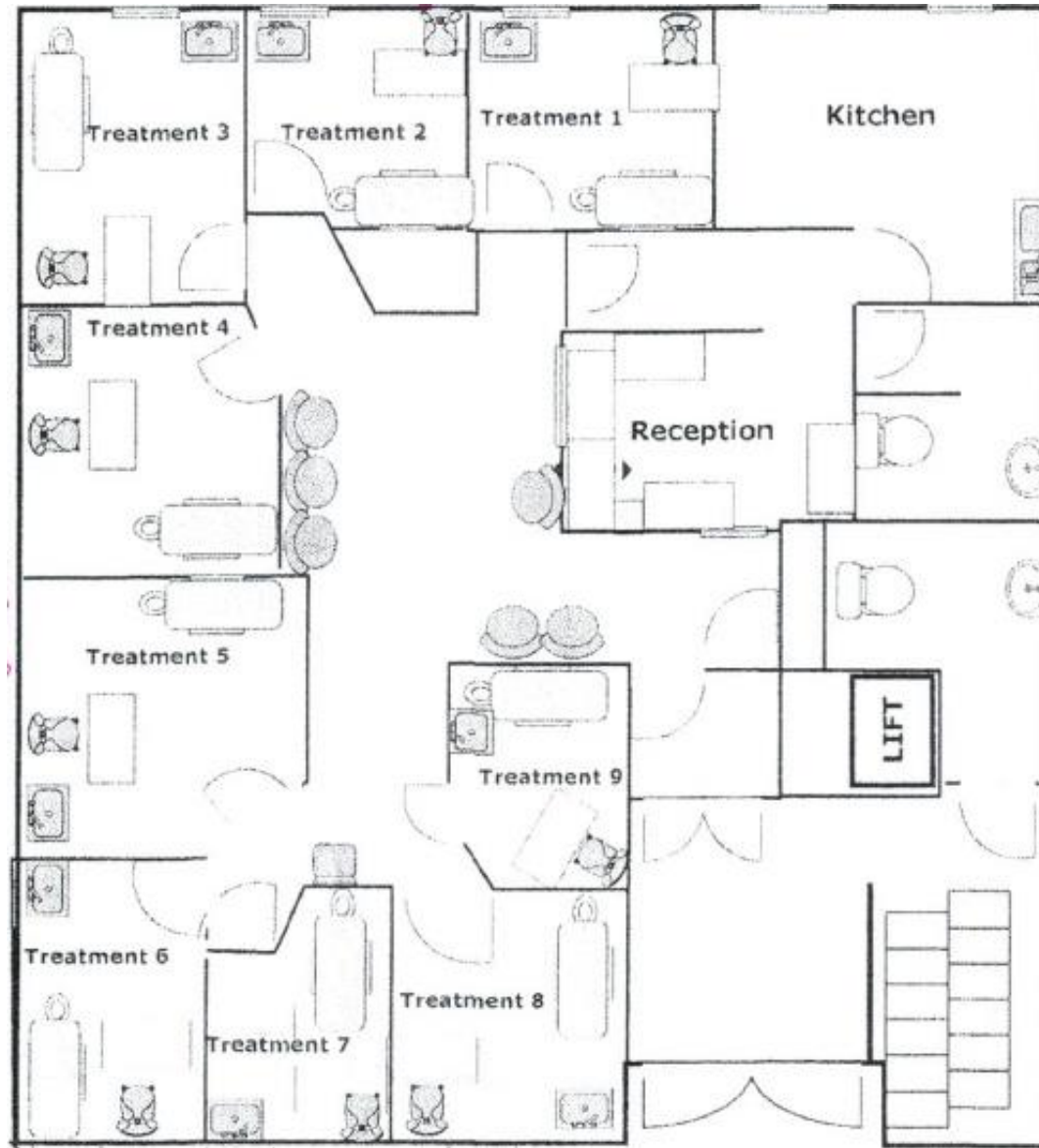
Minimum 12-month or longer hire terms with 6 month's notice thereafter - available from Mid October 2024 - £5,931.25+ vat PCM (£36.50 + VAT per sqft)

Please contact Joy at BPE for further details or to arrange a viewing: 01323 403563 or email: joy@bpegroupservices.co.uk



This is a fully serviced suite with the following facilities & services included:

- Business rates
- Hard-wired & Wireless networks/Internet on 1000 Mbps down & up Leased Lines
- BPE defined Company sign-age made-up & fixed (your company name/logo) for building (internal & external) & any on-site car parking spaces
 - Newly decorated, carpeted & with window blinds
 - Private fully equipped & maintained kitchen facilities (microwave/dishwasher/fridge/kettles)
- Use of fully furnished & IT equipped shared meeting room space Free-of-charge (subject to availability)
 - Internal tenant on-site reception facilities – sited at Greencoat House
 - Water rates
 - Dedicated/secure hard-wired network
 - Dedicated/secure Wireless Network
 - Central heating
 - Lift (incl maintenance)
 - DDA Compliance- disabled access & facilities to all floors
 - Town centre location
 - Access control system allowing 24/7 access
 - Cat5/6 cabling and extensive new IT and telecoms infrastructure
 - Buildings insurance & compliance (fire regs/equip)
 - 365 day access with secure 24/7 key-code & digilock access
 - Standard buildings/suite repair and maintenance
 - Daily Cleaning of toilets/kitchen area and communal areas
 - Fire alarm system
 - Venue managed Health & safety & fire reg compliance/fire drills
 - FOC on-site Bike Rack facilities (subject to availability)
 - On-site CCTV
 - Venue & communal area/shared facilities maintenance
 - Grounds maintenance
 - On-site Refuse bins & disposal
 - Monthly External window cleaning



Front Access - St Leonard's Road



BPE

Serviced Offices



ALL SAINTS SUITE

SERVICED OFFICE SPACE GREENCOAT HOUSE, 32 ST LEONARDS ROAD, EASTBOURNE, BN21 3UT

ALL SAINTS SUITE - 240 sq ft SERVICED OFFICE SPACE –Available fully serviced office suite within modern town centre building with on-site parking available.

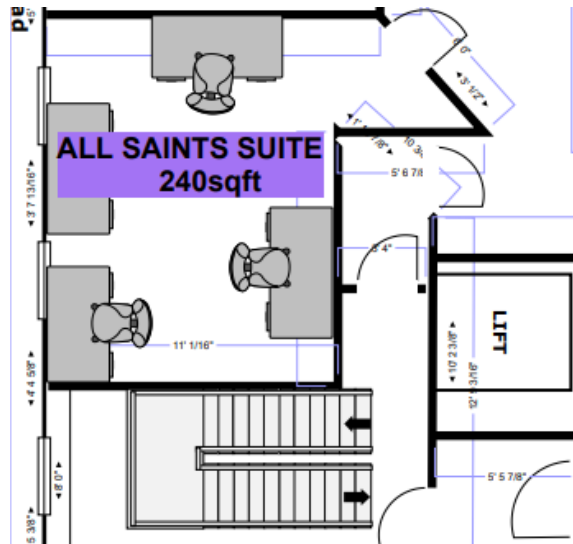
240 sq ft this will seat approximately 2-4 persons and is located on the second floor with lift & disabled access.

Newly decorated, window blinds, digi lock code & fob access to suite & door entry system.

Access control system allowing 24/7/365 use, internal reception, venue signage, business & water rates, Private hard-wired & wi-fi Networks, heating, venue compliance, CCTV, use of shared fully equipped meeting room & kitchens included in monthly rental fee. On-site parking available at an additional cost.

Flexible min 06-month or longer hire terms - available from January 2025 - £730.00 + vat PCM

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BPE

Serviced Offices



KENSINGTON SUITE

SERVICED OFFICE SPACE GREENCOAT HOUSE, 32 ST LEONARDS ROAD, EASTBOURNE, BN21 3UT

KENSINGTON SUITE - 350 sq ft SERVICED OFFICE SPACE –Available fully serviced office suite within modern town centre building with on-site parking available.

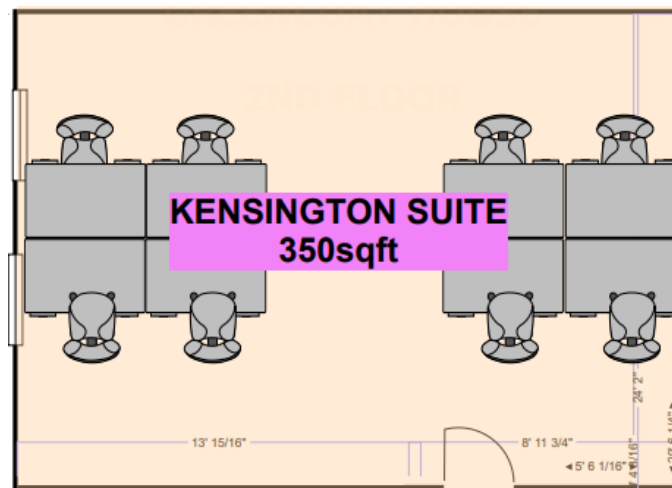
350 sq ft this will seat approximately 6-10 persons and is located on the second floor with lift & disabled access.

Newly decorated, window blinds, digi lock code & fob access to suite & door entry system.

Access control system allowing 24/7/365 use, internal reception, venue signage, business & water rates, Private hard-wired & wi-fi Networks, heating, venue compliance, CCTV, use of shared fully equipped meeting room & kitchens included in monthly rental fee. On-site parking available at an additional cost.

Flexible min 06-month or longer hire terms - available from July 2024 - £991.67 + vat PCM

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KNIGHTSBRIDGE SUITE

**SERVICED OFFICE SPACE GREENCOAT HOUSE, 32 ST LEONARDS ROAD,
EASTBOURNE, BN21 3UT**

KNIGHTSBRIDGE SUITE - 260 sq ft SERVICED OFFICE SPACE - Available fully serviced office suite within modern town centre building with on-site parking available.

260 sq ft on the first floor with lift & disabled access.

Newly decorated, window blinds, door entry system, furnished with desks, pedestals & chairs (optional) additional cost.

Access control system allowing 24/7/365 use, internal reception, venue signage, business & water rates, Private hard-wired & wi-fi Networks, heating, venue compliance, CCTV, use of shared fully equipped meeting room & kitchens included in monthly rental fee.

On-site parking available at an additional cost.

Flexible min 06-month or longer hire terms - available from January 2024 - £736.67 + vat PCM

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joy@bpegroupservices.co.uk

