

Unit 5C, 5 Watts Lane, Eastbourne, East Sussex, BN21 1NP

£530 PCM



First Floor Office Suite TO LET

The Mews is situated adjacent to Motcombe Village and to the rear of Waitrose. Located just outside the town centre, Watts Lane offers easy access and egress from Eastbourne via the A22.

This is an attractive first floor open plan office with kitchenette area with sink and cupboard, suspended ceiling and recessed fluorescent lighting. The offices are fully carpeted with Category 2 wiring for computers and telephone. The doors and windows are sealed unit double glazed with security grilles on the windows. There are male and female WC facilities provided on the ground floor on a shared basis with the other occupiers. There is on street parking in Watts Lane.

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ACCOMMODATION

The premises provide the following:

Main Office Area 22 x 16'9 (6.71m x 5.11m)



368 sqft approx



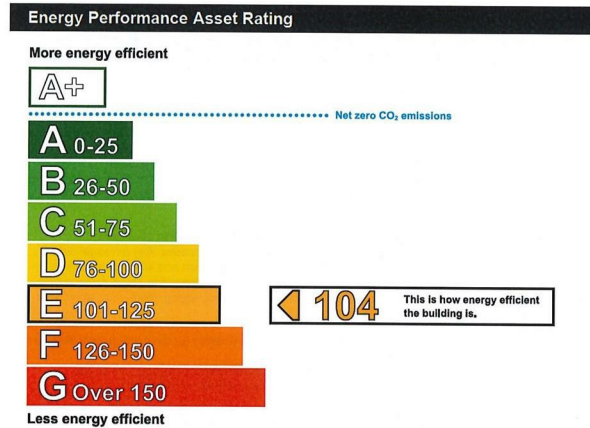
Shared Outside WC

Limited Parking

Amenities

Suspended ceiling
Recessed fluorescent lighting
Category 2 wiring for computers and telephones
Security grilles to windows
Kitchenette

EPC



EPC Grade - E

Lease

The premises are available to let by way of a 12 month Licence

Rateable Value

£3,850 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

VAT

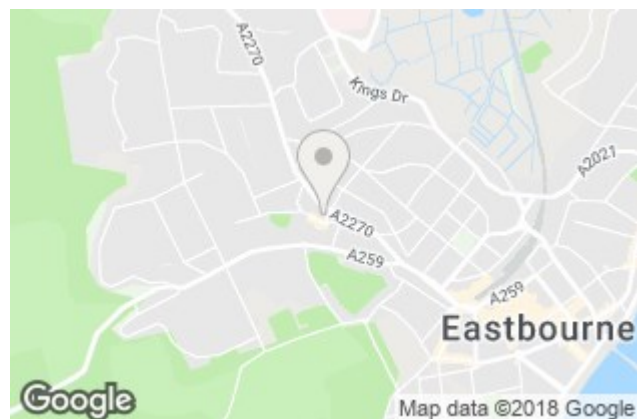
Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Viewing

Contact Amanda or Jackie on 01323 841814

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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

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