CHARTER HOUSE

**Courtlands Road
Eastbourne
BN22 8UY**

Offices to let on
flexible terms

Suites from
73 sqft to 482 sqft

LOCATION

Charter House is on the western side of Courtlands Road 1/2 miles north east of Eastbourne Town Centre. The offices are positioned at the entrance to the Southbourne Business Park. The A22 is approximately 1 1/2 miles to the north east, linking up to the Polegate bypass, north, east and west.

SERVICED OFFICES

CHARTER HOUSE COURTLANDS ROAD EASTBOURNE BN22 8UY

ACCOMMODATION

The property comprises a purpose-built office block with access fronting on to Courtlands Road and rear access to the large 32 bay parking area. The property benefits from numerous features including double glazing, suspended ceilings, Cat 5 wiring, Cat 11 lighting, perimeter trunking, two kitchen areas and WC's. Each office is fitted with telephone, power and computer points.

The offices have a DDA compliant access and disabled W/C.

Room sizes vary from 73 sq ft to 482 sq ft.

The rent is inclusive of heating, water supply and rates, repairs and communal cleaning. There is also a main telephone system with centre patch panel enabling the network of telephones and computers. Each telephone offers direct dial lines together with voicemail facility and broadband is available if required at an additional cost. Electricity is metered on and split proportionately to floor area occupied.

Approximate areas are as follows;

TERMS
The suites are available on flexible terms subject to a minimum of 6 months and giving 3 months notice to vacate. Rent is payable monthly in advance with one month's deposit held on account.

Suite Number	Size (Sq Ft)	Availability
1	482	Occupied
2	162	**Coming Available**
3	161	Occupied
4	131	Occupied
5	131	Occupied
6	115	Occupied
7	177	Occupied
8	73	Occupied
9	93	**Available**
10	311	Occupied
11	203	Occupied
12	131	Occupied
13	131	Occupied
14	128	Occupied
15	240	Occupied
16	304	Occupied
17	293	Occupied
18	249	Occupied
19	132	Occupied
20	132	Occupied
21	130	Occupied

OTHER SERVICES
Virtual office from £35 per month dependant on individual requirements.
Meeting room hire from £10.00 per hour

SERVICES INCLUDED WITH RENT

- Payment of Sewage Rates in respect of the building

- Payment of Water Rates in respect of the building

- Payment of Waste Disposal charges in respect of the building

- Hot water in the building

- Central heating to the building

- Cleaning of all shared communal staircases, landing and hallways

- Cleaning of all shared communal toilet facilities together with a supply of toilet tissues to all shared communal toilets

- Exterior window cleaning to all offices

- Annual boiler check

- Annual boiler service

- All external and internal repairs to the building – with the exception of damage caused by the tenant

- Buildings Insurance

- Parking space is calculated and allotted on the basis of office rental area, ap portioned as follows: 150 sq ft equals one parking space
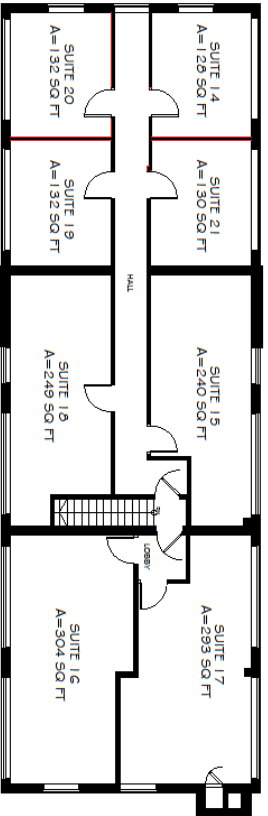
SERVICES NOT INCLUDED IN THE RENT

Payment of electricity is charged on the annual consumption of the building split proportionally between office suites according to the floor area of the occupied suite.
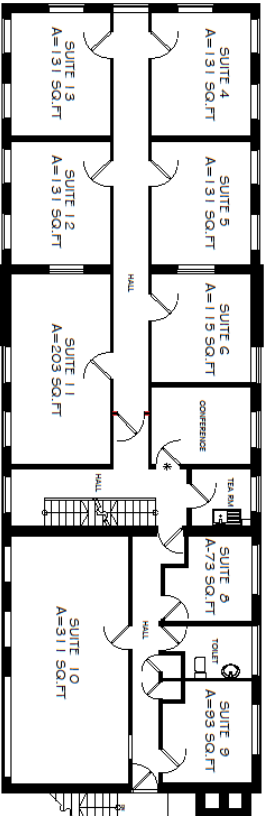
A central telephone system will be provided with direct dial lines (DDI) for each suite. It is possible to have multiple lines to a suite upon request subject to availability. Other services including voicemail and broadband are available. Call costs and line rental are at standard BT tariff. The costs will be on a per line basis with consumption and additional telephone services calculated separately. Further details are available upon request.

Business rates, all office suites are eligible for Business Rates Relief. The responsibility will be with the occupier to apply for this relief for the payment of Business Rates on their office.
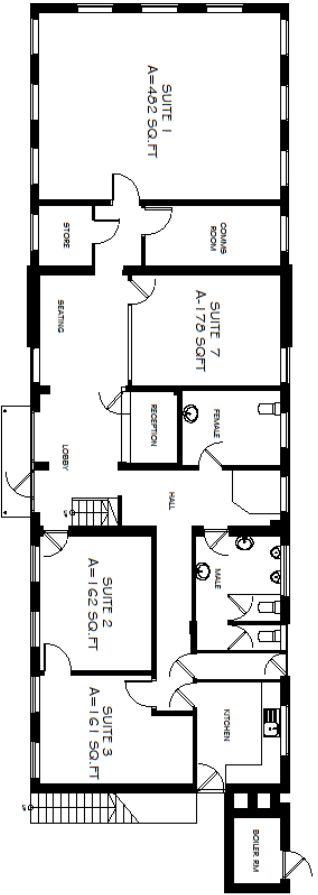
A contribution of £45.00 is payable towards the cost of displaying the Tenant's business name on the premises, externally and within the building.

GROUND FLOOR PLAN
A — SCALE 1:100 M

- SUITE 1 — A=452 SQ.FT
- COMMS ROOM
- STORE
- SEATING
- SUITE 7 — A=176 SQFT
- RECEPTION
- FEMALE
- LOBBY
- HALL
- SUITE 2 — A=162 SQ.FT
- SUITE 3 — A=161 SQ.FT
- MALE
- KITCHEN
- BOILER RM

FIRST FLOOR PLAN
B — SCALE 1:100 M

- SUITE 13 — A=131 SQ.FT
- SUITE 4 — A=131 SQ.FT
- SUITE 12 — A=131 SQ.FT
- SUITE 5 — A=131 SQ.FT
- SUITE 11 — A=203 SQ.FT
- SUITE 6 — A=115 SQ.FT
- HALL
- CONFERENCE
- TEA RM
- SUITE 8 — A=73 SQ.FT
- SUITE 10 — A=311 SQ.FT
- SUITE 9 — A=93 SQ.FT
- TOILET

SECOND FLOOR PLAN
C — SCALE 1:100 M

- SUITE 20 — A=132 SQ.FT
- SUITE 14 — A=128 SQ.FT
- SUITE 19 — A=132 SQ.FT
- SUITE 21 — A=130 SQ.FT
- SUITE 18 — A=249 SQ.FT
- SUITE 15 — A=240 SQ.FT
- HALL
- LOBBY
- SUITE 16 — A=304 SQ.FT
- SUITE 17 — A=293 SQ.FT

Notes:

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architecture • design • development

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Tel: 01323 414666
Email:info@mapproperty.co.uk

Client:
MAP - developments

Job title:
CHARTER HOUSE
Courtlands Road Eastbourne

Drawing Title:
Ground, First & Second Floor Plans

| Scale: | Drawn by: | apr |
| 1:100 @ A2 | Date | March 2021 |

| Dwg No.:: | | Rev |
| CH21/1 | | |