



**SHW**

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PROPERTY  
WORK**

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**TO LET**

**SELF CONTAINED OFFICE (CLASS E) – 766 SQ FT (71.16 SQ M)**

**Ground Floor, 55 Gildredge Road, Eastbourne, East Sussex BN21 4RY**

**DESCRIPTION**

- End of terrace period building
- [Class E use \(Commercial, Business and Service\)](#)
- Ground floor self-contained office
- 3x separate office suites
- Demised toilets for sole use
- DDA access ramp
- 1x allocated parking to rear
- Gas central heating

**LOCATION**

Eastbourne is located 22 miles east of Brighton, 33 miles south-east of Gatwick Airport & Crawley, 12 miles west of Hastings and 24 miles south of Tunbridge Wells.

The premises is situated on the western side of Gildredge Road within the main professional area of the town. Gildredge Road is one-way road with various bus stops and ample public parking nearby in Hyde Gardens.

Eastbourne rail station is only a short walk away with direct links to London.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor	766	71.16

**RENT**

£12,500 per annum exclusive of other outgoings, on a sub lease for up to 4 years, excluded from the Landlord & Tenant Act 1954.

**VAT**

VAT will **not** be charged on the quoting terms

**RATES**

[2023 Rateable Value: £8,900](#)  
[\(Eligible for Small Business Rates Relief\)](#)

**SERVICE CHARGE**

May be applicable to common parts

**EPC**

[EPC rating of D](#)



**VIEWINGS –**

Max Perkins

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twitter - @SHWProperty



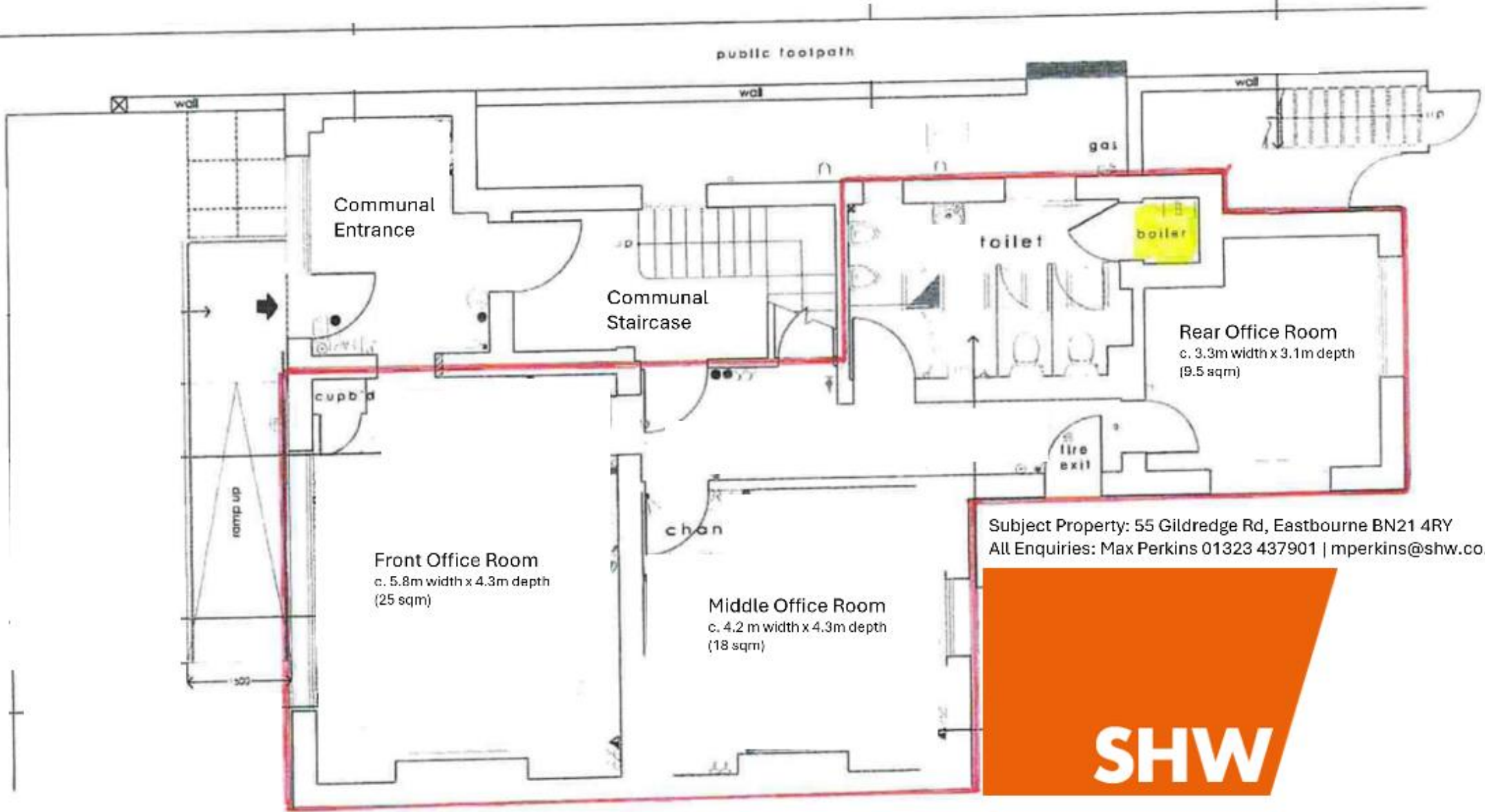
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Subject Property: 55 Gildredge Rd, Eastbourne BN21 4RY  
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GROUND FLOOR

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