

COMPASS HOUSE

45 Gildredge Road
Eastbourne
BN21 4RY

Town Centre Offices
to let on flexible terms

Suites from
48 sq ft to 250 sq ft

LOCATION

Gildredge Road is the main professional area of the town, where there are a number of Accountants, Solicitors, Surveyors, Estate Agents, Financial Advisors and Insurance Brokers. Eastbourne railway station is approximately 200 yards to the north with the pedestrianised shopping areas of Terminus Road, and the Beacon is also close by. The property is on the western side of Gildredge Road, between the junctions of South Street and Hyde Road.

Enquiries welcome to:
Charter House
Courtlands Road
Eastbourne
BN22 8UY

Phone: 01323 414688
Email: info@mapproperty.co.uk
Web: www.mapproperty.co.uk

SERVICED OFFICES

COMPASS HOUSE, 45 GILDREDGE ROAD, EASTBOURNE BN21 4RY

ACCOMMODATION

The property comprises a Victorian mid-terrace building fronting onto Gildredge Road with rear access from West Street to the parking area. The property benefits from numerous features including Cat 11 lighting, Cat 5 computer wiring, two kitchens, W.C.s on every floor and car parking to the rear (subject to availability). Each office is fitted with telephone, power and computer points.

Room sizes vary from 48 sq ft to 250 sq ft.

The rent is inclusive of Heating, Water and Sewerage Rates, repairs and communal cleaning. There is also a main telephone system with patch panels on each floor 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 a floor-by-floor basis and split proportionately to floor area occupied.

Approximate areas are as follows;

Suite Number	Size (Sq Ft)	Availability
1	250	Occupied
2	195	Occupied
3	158	Conference Room
4	61	Occupied
5	162	**Coming Available**
6	199	Occupied
7	157	Occupied
8	106	Occupied
9	48	**Available**
10	167	Occupied
11	192	Occupied

Car parking is available in the rear car park at a rate of £ POA

TERMS

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

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
- (Paper waste only – excludes disposal of cardboard boxes)
- 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

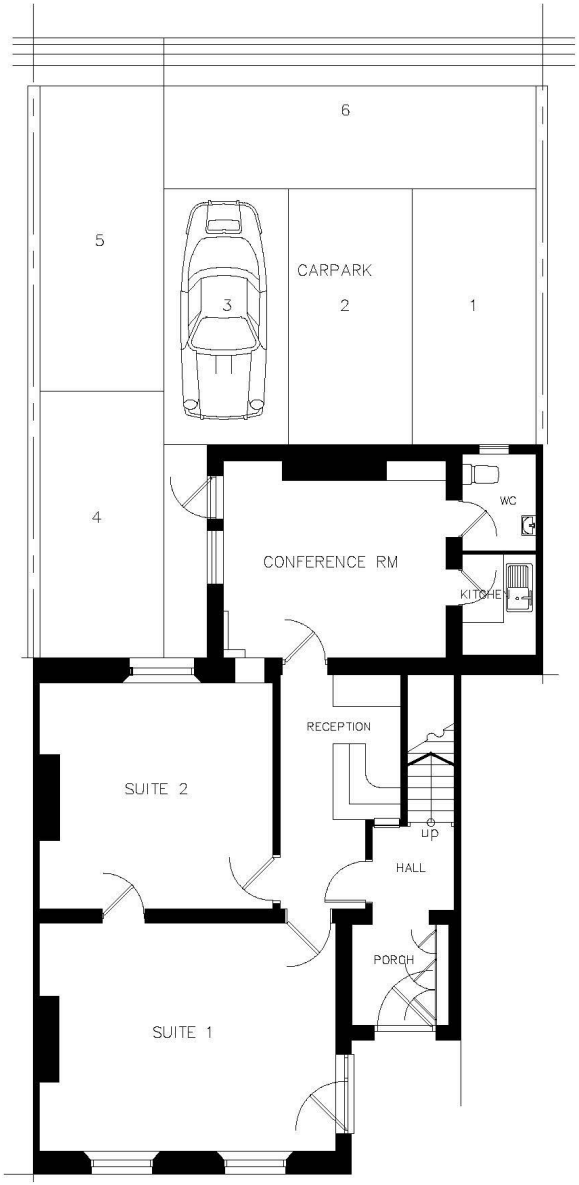
SERVICES NOT INCLUDED IN THE RENT

Payment of electricity used will be recorded by way of a sub meter on each floor and split proportionately between each suite on that floor. Should a suite be vacant on that floor, the vacant suite will not be included with that floor's area and the bill will be split amongst the occupiers of that floor.

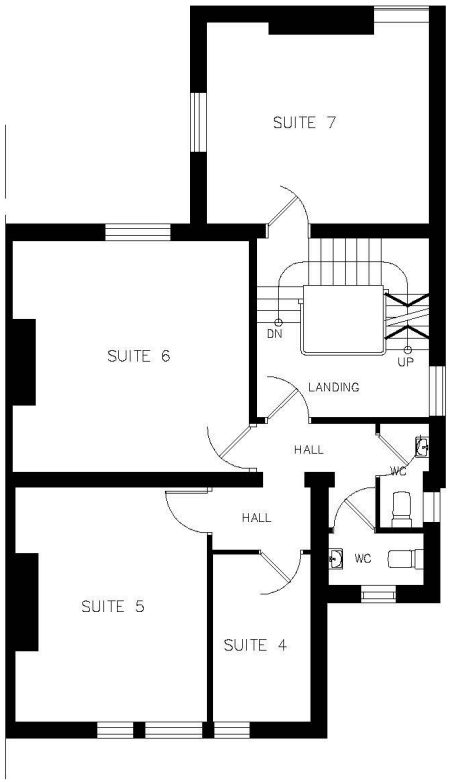
A central telephone system will be provided with direct dial lines (DDI) for each suite. It is possible to have multiple lines to a suite upon request subject to availability. Other services including voicemail and broadband are available. Call costs and line rental are at standard BT tariff. The costs 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.

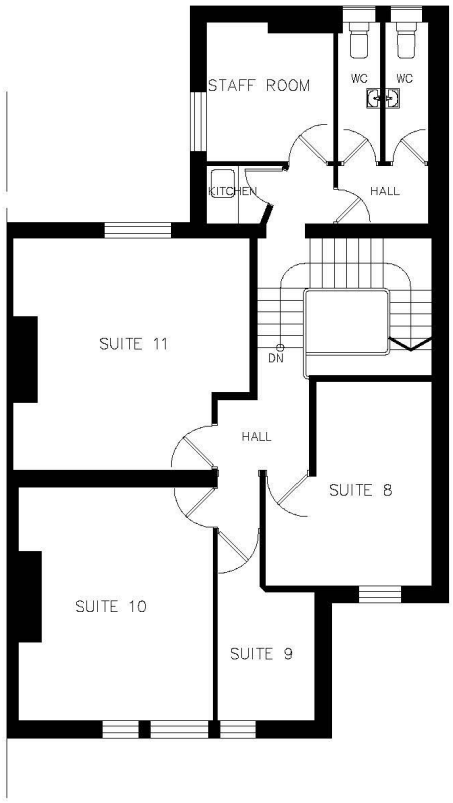
A contribution of £45.00 is payable towards the cost of the displaying the Tenant's business name on the premises, externally and within the building.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MAP architectural

45 Gildredge Road
Eastbourne East Sussex
BN21 4RY

NOTES:

Client: MAP PROPERTY

Job title: 45 Gildredge Road, Eastbourne
East Sussex

Scale: 1/100

Drawn by: MAP

Date: March 2005

Drawing Title: Floor Plans

Drg No.: TBA

Rev: