

Date of advert: 22<sup>nd</sup> April 2021

## AVAILABLE TO LET



### Unit 12 Napier House, 1 Elva Way, Bexhill-on-Sea, East Sussex TN39 5BF

A first-floor office unit situated within a modern two-storey block.

#### Property details

- E(g)(i) Permitted Use Class limited to office use
- To let at £6,420 per annum on an all-inclusive basis (excluding business rates)
- Non-secure lease for 3 years (determinable by either party on three months' notice)
- Floor area of 28.88 m<sup>2</sup> (IPMS 3) or 28.59 m<sup>2</sup> (NIA)



An office unit situated within a modern two-story block. Unit 12 is a first-floor unit.

Leases are on an "all inclusive" basis which includes rent/water/electricity/service charges & VAT. However, each tenant is liable for business rates and telephony. Each unit is fitted with a check meter for electricity/water and if an occupier is a higher user of these services there may be an additional charge.

**Accommodation:**

IPMS 3 approx. 28.88 m<sup>2</sup> (Net Internal Area approx. 28.59 m<sup>2</sup>)

**Services**

Electricity and water included within the rent. Incoming tenant to be responsible for telephony and broadband.

**Parking**

One dedicated car parking space per unit. Car parking is located next to the block.

**Business rates**

The rateable value as of 1 April 2017 is £2,950

**DEC**

This property has been rated as a C (51).

**Legal costs**

Incoming tenant to cover Landlord's legal costs of £250+VAT.

**VAT**

VAT inclusive within the rent

**Contact details**

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**Note:**

*These particulars are for guidance purposes only and all prospective tenants or purchasers must satisfy themselves by inspection or otherwise that the details set out, including but not limited to dimensions, references to condition, descriptions and permissions relating to use, are correct. Nothing within these particulars shall be deemed to constitute part of an offer or contract and no express or implied representation or warranty whatsoever is given in relation to the property. Any floor plans and photographs provided are for indicative purposes only*