

574

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## AXIS House, 23 St Leonards Road, Eastbourne BN21 3PX

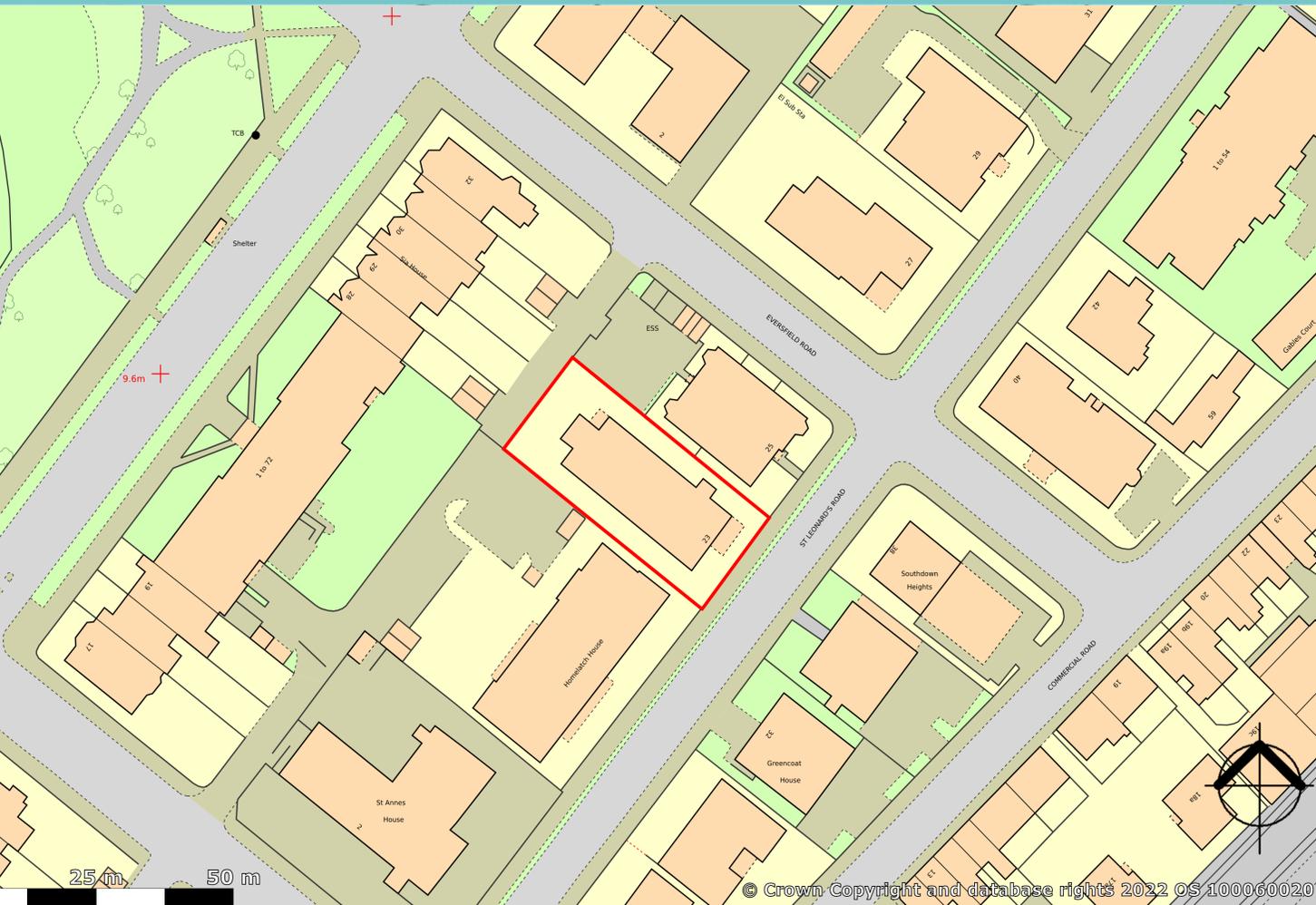
Town Centre with Freehold of Vacant Possession to be sold by Online Auction

# AXIS House, 23 St Leonards Road, Eastbourne BN21 3PX

## DESCRIPTION

An excellent opportunity to purchase a building in a prime central Eastbourne location, which currently has Class E (B1) Office Use but could be suitable for Alternative Uses (STPP). The property is of 1980s construction, concrete frame with brick elevations and a mansard roof. The floor plates are broadly similar with the main toilet provision on the first floor. The upper floors are largely open plan whilst the ground floor includes reception area and various meeting rooms. The building and rear car park sit on a site of 0.25 acres.

- ✔ 8,891 Sq Ft of Grade B office accommodation
- ✔ Site area of 0.25 acres
- ✔ Well located within Eastbourne town centre
- ✔ Building Suitable for Alternate Uses (STPP)
- ✔ Efficient, rectangular & almost identical floor plates
- ✔ Eastbourne Train Station within 5 minutes' walk
- ✔ Existing structure provides potential development opportunity on flat roof (STPP)
- ✔ 9 car parking spaces to the rear of the building



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	2,475	230
First Floor	3,079	286
Ground Floor	3,337	310
<b>Total</b>	<b>8,891</b>	<b>826</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rateable Value - £49,000. For more information: Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

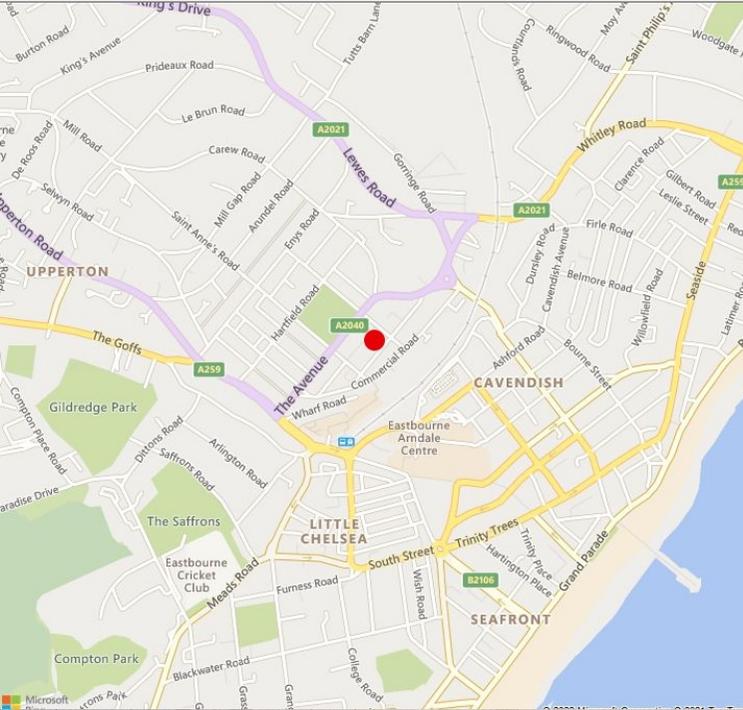
## TERMS

Freehold of the building and wider site shown on the site plan edged in red. Guide Price: In excess of £1,000,000 (£112 per sq ft) + VAT. The property will be sold by online auction.

## AUCTION SALE

The property is to be sold by public online auction on the date identified on the 574 website - [574.co.uk](http://574.co.uk)

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## LOCATION

Axis House sits in an excellent location within Eastbourne Town centre, 5 minutes' walk to the Train Station and retail amenities. Eastbourne is an affluent South-Coast town which sits just off the A22/A27. There are trains to Central London which take 90 minutes (Southern Railway into London Victoria). The nearest airport is Gatwick which is 43 miles to the North-West.



[574.co.uk](http://574.co.uk)

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 06-May-2022