



6-8 Brook Road, St Leonards On Sea, TN35 4NN

£450 PCM

Private offices available immediately within a shared office block. Set back from the main road, in a converted Farmhouse off The Ridge with nearby access to the A21 and A259. Use of shared facilities including car park, kitchen and WC.

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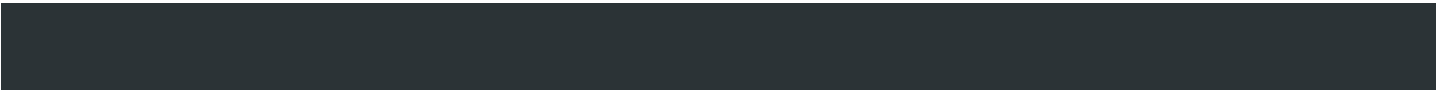


- Air Conditioning and Heating System
- Shared Kitchen and WC
- No Deposit Required
- First Floor Office
- Ample Electrical Sockets
- Car Park
- Rent Includes Water Rates and Broadband



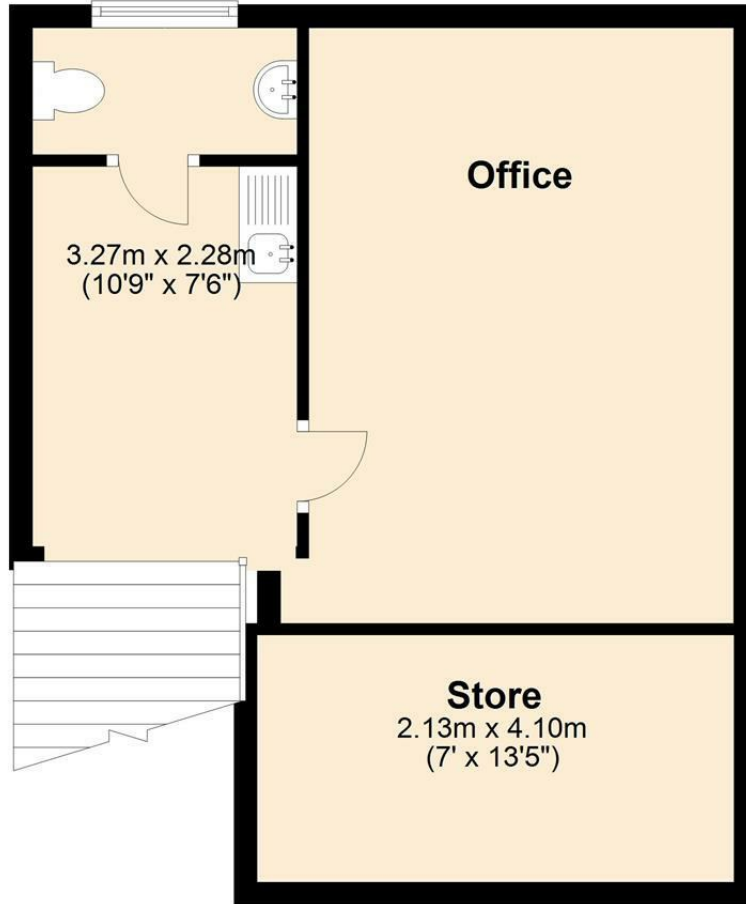
[Directions](#)

Tel: 01424 730678



Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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