



44 St Leonards Road, Bexhill On Sea, TN40 1BJ

£12,000

This commercial unit offers versatile office accommodation arranged over the ground floor and basement levels. The property comprises three separate office rooms, providing flexible workspace suitable for a variety of business uses. Additional amenities include a WC and a convenient kitchenette, making the space well-suited for day-to-day operations. The layout allows for a practical division of working areas, ideal for offices, meeting rooms, or collaborative spaces. The basement level provides additional usable space which could be utilised for further storage.

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- Ground Floor and Basement
- Private Entrance to Main Office Space
- Three Retail Unit Spaces
- Separate Kitchenette and WC
- Town Centre Location
- Large Shop Front Window
- Available Now

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LEASE TERMS

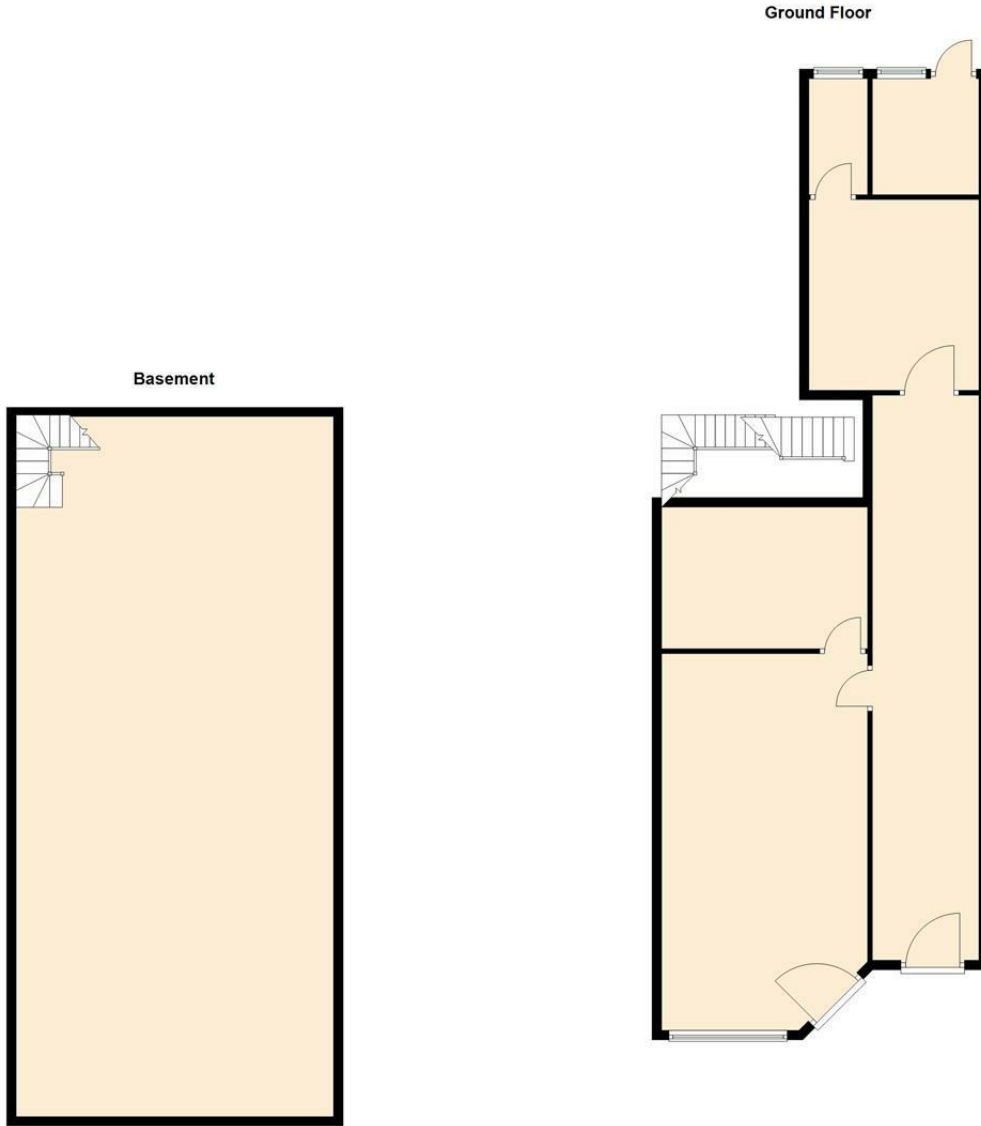
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[Directions](#)

Tel: 01424 730678





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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