SHW

MAKING PROPERTY WORK

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TO LET

OFFICE – 754 - 10,978 SQ FT (70.05 - 1,019.86 SQ M)

Wellesbourne, 137-147 Preston Road, Brighton, East Sussex, BN1 6AT

LOCATION

Wellesbourne is situated on the southern side of the A23 Preston Road and Preston Park. Preston Road is one of the main out of town office locations in Brighton & Hove.

The A23 links with the A27 one mile to the north providing access to the M23 and national motorway network beyond. Brighton mainline railway station (London Victoria 53 minutes) and the city centre are approximately 1 mile to the south west.

DESCRIPTION

Wellesbourne is a new mixed use development which offers 4 commercial units on the ground floor, the units vary in size and range from 750 sq ft to 7,200 sq ft.

Each unit provides open plan accommodation and will be delivered as Cat A space, providing air conditioning, raised access floors and LED lighting.

The spaces can also be delivered as fitted suites ready for occupation.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Unit CS.02	1,266	117.61
Unit CS.03	1,755	163.04
Unit CS.04	754	70.05
Unit CS.05	7,203	669.16
TOTAL	**10,978**	**1,019.86**

AMENITIES

- BREEAM Excellent
- Cycle spaces for commercial units
- Fully electric
- Green walls/green roof
- Showers/changing cubicles
- Available as Shell & Core, Cat A or Fully Fitted

RENT

Rent on application.

RATES

To be assessed.

VAT

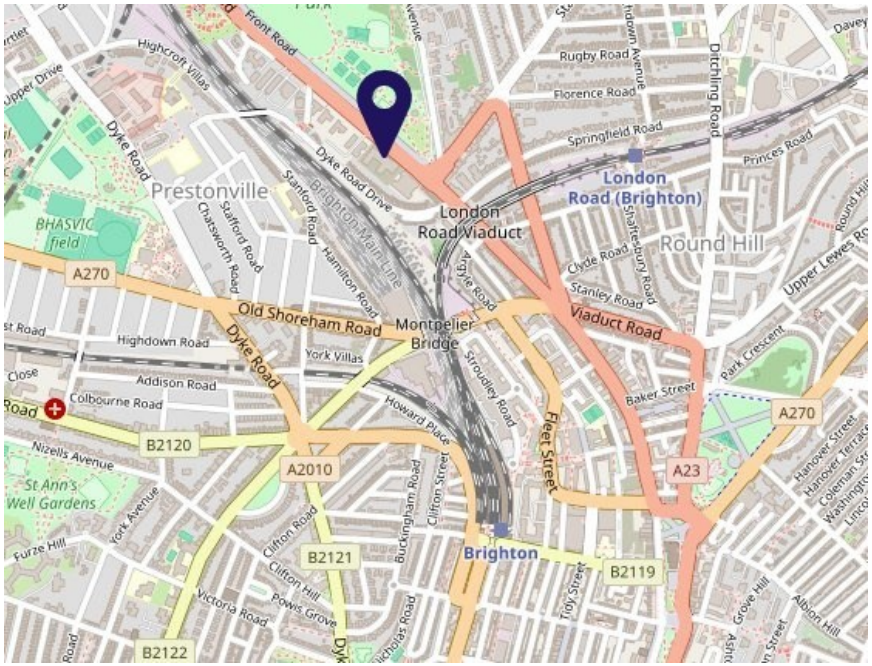
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



VIEWINGS – 01273 876 200

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