



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE SUITES – 1,843 - 8,243 SQ FT (171.21 - 765.77 SQ M)

4th Floor Front, 4th Floor Rear & 5th Floor Front, 177 Preston Road, Brighton, East Sussex, BN1 6AG

DESCRIPTION

A chance to occupy the 4th floor front, 4th floor rear and 5th floor front office suites within a modern office building set back from Preston Road. The suites are configured as mostly open plan and benefit from air conditioning, raised access floors and some have private terraces overlooking Preston Park. The building provides car parking, with each suite benefitting from two car parking spaces, cycle storage, passenger lifts and manned reception.

LOCATION

177 Preston Road is situated on the western side of the A23 Preston Road, at the northern end of Situated in the Preston Park area of Brighton and on the western side of Preston Road, one of the main thoroughfares leading into and out of Brighton city centre. Brighton Station is approximately one mile south providing direct services to London.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
4th Floor (Front)	2,041	189.61
4th Floor (Rear)	4,359	404.95
5th Floor (Front)	1,843	171.21
TOTAL	8,243	765.77

AMENITIES / OPPORTUNITY

- Modern office building
- Some suites with private terrace overlooking Preston Park
- 2 car parking spaces per suite
- Cycle storage
- Car parking

RENT

£22.00 Per sq ft

RATES

The current Rateable Value for each suite is:-
 4th Floor Front - To be assessed
 4th Floor Rear - To be assessed
 5th Floor Front - £25,250

VAT

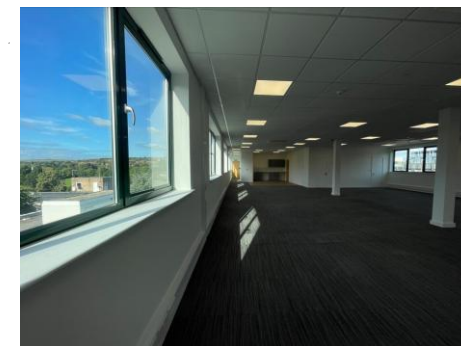
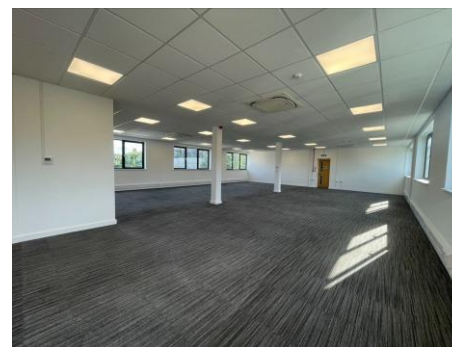
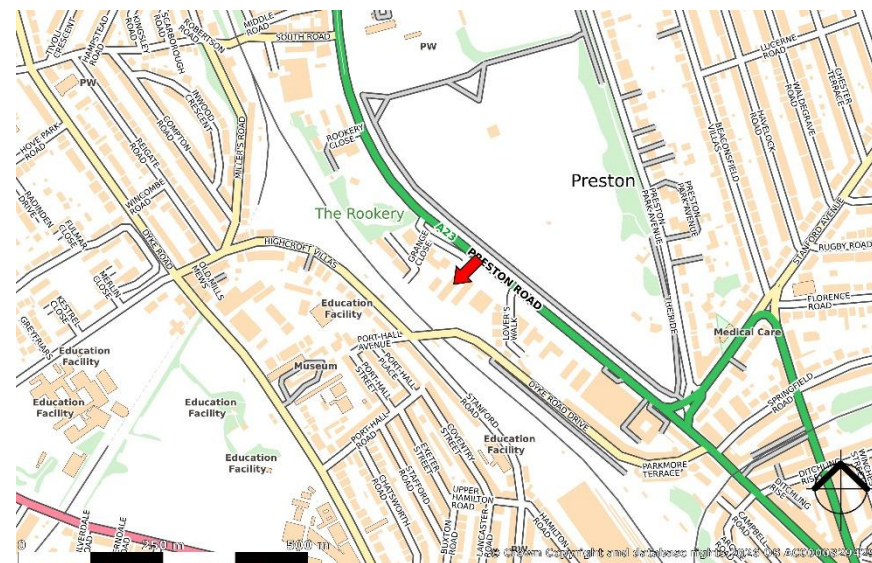
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

**VIEWINGS – 01273 876200**

Emma Ormiston

t: 01273 876203

e: eormiston@shw.co.uk

Lewis Austin

t: 01273 876209

e: laustin@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK