



Office Suites in Modern Office Building To Let

4th and 5th Floor Suites 177 Preston Road, Brighton, BN1 6AG

Office

TO LET

1,843 to 8,243 sq ft
(171.22 to 765.80 sq m)

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

4th and 5th Floor Suites, 177 Preston Road, Brighton, BN1 6AG

Summary

Available Size	1,843 to 8,243 sq ft
Rent	£22 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable. VAT will be chargeable on the terms quoted
Legal Fees	Each party to bear their own costs
EPC Rating	C

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.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
4th Floor Front	2,041	189.62
4th Floor Rear	4,359	404.96
5th Floor Front	1,843	171.22
Total	8,243	765.80

Location

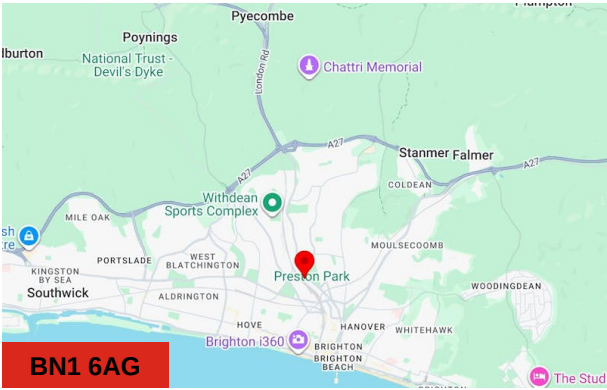
Situated in the Preston Park area of Brighton and on the western side of Preston Road, one of the main thoroughfares leading into and out of Brighton city centre. Brighton Station is approximately one mile south providing direct services to London.

Terms

A new effective full repairing and insuring lease, by way of a service charge, for a term to be agreed at a commencing rental of £22 per sq ft exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value

- 4th Floor Front – To be assessed
- 4th Floor Rear – To be assessed
- 5th Floor Front - £25,250



Viewing & Further Information



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