GRAVES SON & PILCHER

To Let



Class E / Office Suites To Let In Central Brighton Location

9 Pavilion Parade (Offices)

Brighton, BN2 1RA

Office

TO LET

186.22 to 641.54 sq ft

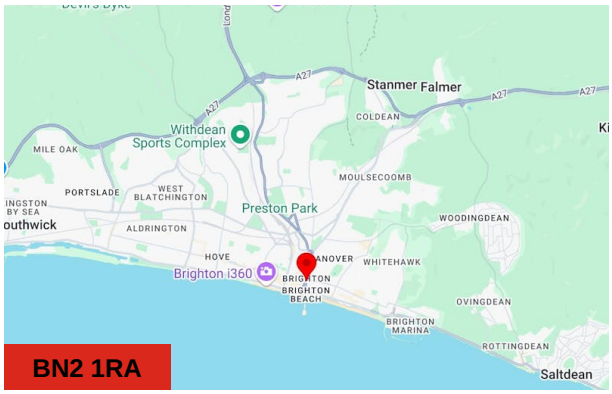
(17.30 to 59.60 sq m)

- New Lease Terms Available
- From 186 ft^2 – 641 ft^2
- Communal kitchen and WC's
- Can be let individually or combined
- Class E, would suit a variety of commercial uses subject to Landlords prior approval
- Situated in a prominent position opposite the Royal Pavilion and nearby to Brighton Palace Pier

9 Pavilion Parade (Offices), Brighton, BN2 1RA

Summary

Available Size	186.22 to 641.54 sq ft
Rent	£4,825 - £16,675 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)



Description

A great opportunity to occupy Grade II Listed office suites, which could be suitable for a variety of commercial uses subject to the landlords prior approval. The offices are located on the upper floors of the building, and all have access to the communal kitchen and WC's. Various office suites overlook the Royal Pavilion and gardens.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Room 2	206.67	19.20	£5,375 /annum
Room 6	248.65	23.10	£6,475 /annum
Room 7	186.22	17.30	£4,825 /annum
Total	**641.54**	**59.60**	

Location

The property is situated in a prominent location opposite the Royal Pavilion, close by to the popular Brighton Palace Pier and North Laine where there are a vast variety of large and independent retailers, office users and public amenities. Brighton railway station is located approximately 0.6 miles away from the property and there are also many local bus routes nearby. The A27 is within easy reach of the property providing access to the A23 / M23 and also the national motorway network via the M25.

Terms

The offices are available by way of new effective full repairing and insuring leases, for a term to be negotiated and agreed. The offices are available To Let individually or combined.

VAT

We understand that the building is not currently elected for VAT.

Service Charge

Each office is to pay towards the communal service charge budget, further details available upon request.

Business Rates

According to the Valuation Office Agency website, the offices have the current rateable values:

Room 2, 3, 4 and 5 - £13,750
Room 6 - £3,450
Room 7 - £2,550





Viewing & Further Information



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