

CITY CENTRE LOCATION

TO LET

D1 BUILDING 2,084 sq ft / 193 sq m with PARKING



4 ST PETERS PLACE

BRIGHTON BN1 4SA



**GRAVES
SON &
PILCHER LLP**

Location

Situated in a south facing terrace overlooking St Peter's Church, in a well-established professional location close to the London Road shopping area and The Level (see location plan). There is a taxi rank opposite, frequent bus services and Brighton rail station is located within 15 minutes walk (0.5 miles).

Description

Grade II listed mid-terrace building with a rendered elevation under a pitched slate roof. The offices are arranged over lower ground to third floors. The space comprises cellular offices and meeting room space. There are two car parking spaces to the front of the property and one narrow car space to the rear (max width 7ft / 2.13m approx).

Accommodation

Ground floor offices	580 sq ft / 53.9 sq m
First floor offices	694 sq ft / 64.5 sq m
Second floor offices	372 sq ft / 34.6 sq m
Third floor meeting room	300 sq ft / 27.9 sq m
Basement floor offices	138 sq ft / 12.8 sq m
Total floor area	2,084 sq ft / 193.6 sq m

3 Male / Female WCs
Kitchen facilities



VIEW FROM QUEENS PLACE

Rateable Value: £28,250

amenities and services not tested
measurements are approximate

The premises are TO LET on a new full repairing and insuring lease, for a term to be agreed. Offers of rental are invited in the region of £30,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

(NB the current lease expires on 28th September 2017 and is within the 1954 Landlord and Tenant Act, The existing tenant has not served notice to renew)

Viewing: by strict appointment with letting agent, GRAVES SON & PILCHER LLP



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