

CLOSE CITY CENTRE & QUEENS PARK

OFFICE BUILDING + GARAGE / STORAGE SPACE

812 ft² - 2,277 ft² / 75 m² - 211 m²

TO LET



191A/B FRESHFIELD ROAD

BRIGHTON BN2 9YE



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in an elevated position on the east side of Brighton city centre, close to Queens Park, Brighton Racecourse, Royal Sussex County Hospital and Kemp Town. There is on-street parking in the vicinity, and frequent bus services to the city centre and railway station. See attached location plan.

Description

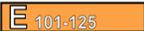
The premises occupy a corner position, with main frontage to Freshfield Road and return frontage to St Luke's Terrace. The office accommodation is arranged on ground and first floor, with a separate entrance to each suite. There is also a small self-contained ancillary garage / store fronting St Luke's Terrace. The accommodation is arranged as follows:

191A Freshfield Road	Ground floor office suite WC	1,023 ft ²	95 m ²
	First floor office suite WC	812 ft ²	75 m ²
191B Freshfield Road	Garage / store WC	442 ft ²	41 m ²
		2,277 ft²	211 m²

Terms

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed, at a commencing rental of **£24,000 per annum**, exclusive of business rates, building insurance premium, utility costs and any other outgoings. Consideration will be given to a letting of the individual office suites. There will be rent reviews at appropriate intervals.

Rateable Value 191A: £25,750; 191B: £4,450

EPC Rating	191A			<small>This is how energy efficient the building is.</small>
	191B			<small>This is how energy efficient the building is.</small>

amenities and services not tested
measurements are approximate

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



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