

CENTRAL BRIGHTON

OFFICE ACCOMMODATION TO LET

447 ft² / 41 m²



**LGF 9 PAVILION PARADE
BRIGHTON BN2 1RA**



**GRAVES
SON &
PILCHER**

GSP.UK.COM

01273 321 123

INCORPORATING

CD Clifford Dann

Location

Situated in a prominent location opposite the Royal Pavilion just to the north of the Old Steine close to the junction of Edward Street. Brighton Railway Station is located to the north west via Church Street and Queens Road (12 minutes walk) with the seafront only 7 minutes away. The city centre is well served by frequent bus services with Old Steine stops D and F nearby. The busy A23 is a major arterial route into Brighton. To the north, London Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

Description

A chance to occupy this recently refurbished self contained office space located in a prominent period Grade II Listed Property.

- ◆ Newly decorated throughout
- ◆ 30ft terrace to the rear
- ◆ Shower & w/c facilities
- ◆ Kitchenette
- ◆ LED lights
- ◆ Timber flooring

Lower Ground Floor office	447 ft ²	41 m ²
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Terms

A new lease is available for a term to be negotiated at a commencing rent of £12,000 per annum exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.

Rateable Value £4,050

EPC Rating C 69

Viewing by strict appointment with **Graves Son & Pilcher LLP**

All measurements are approximate

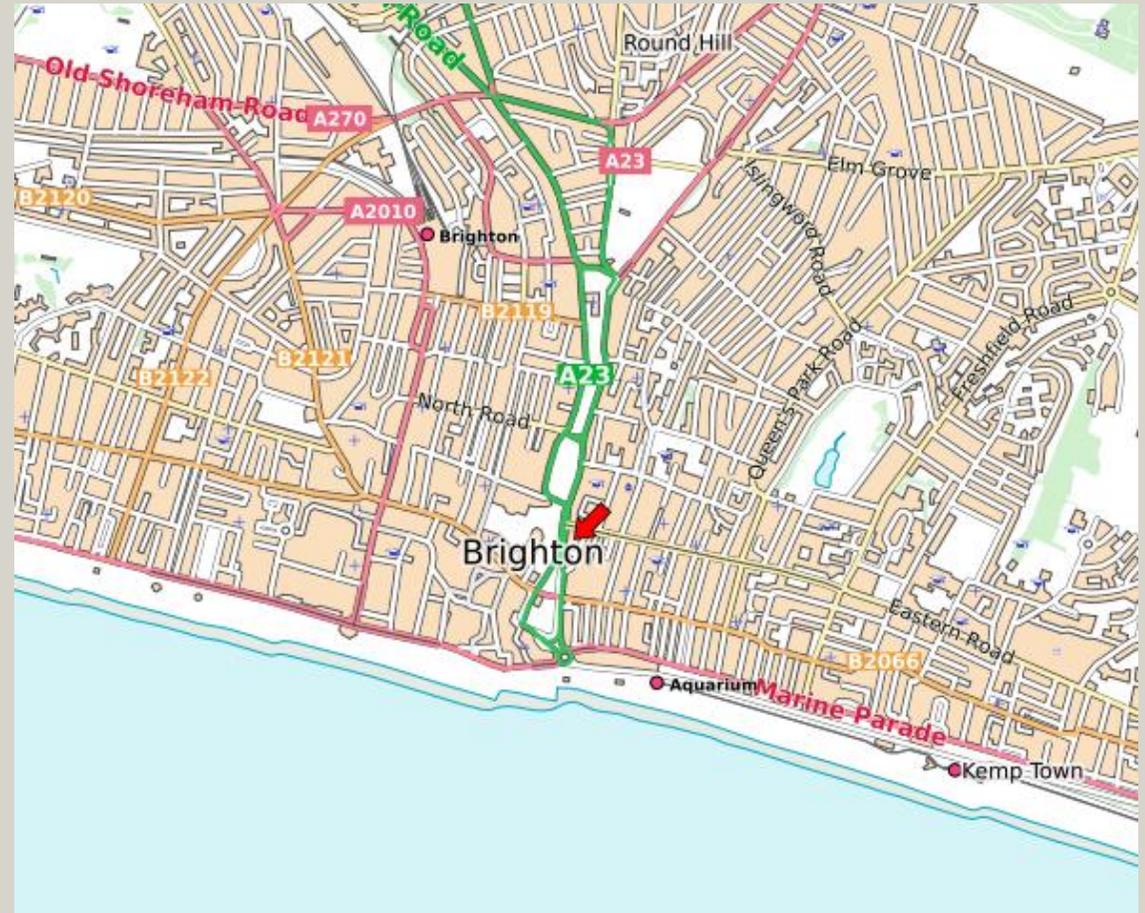
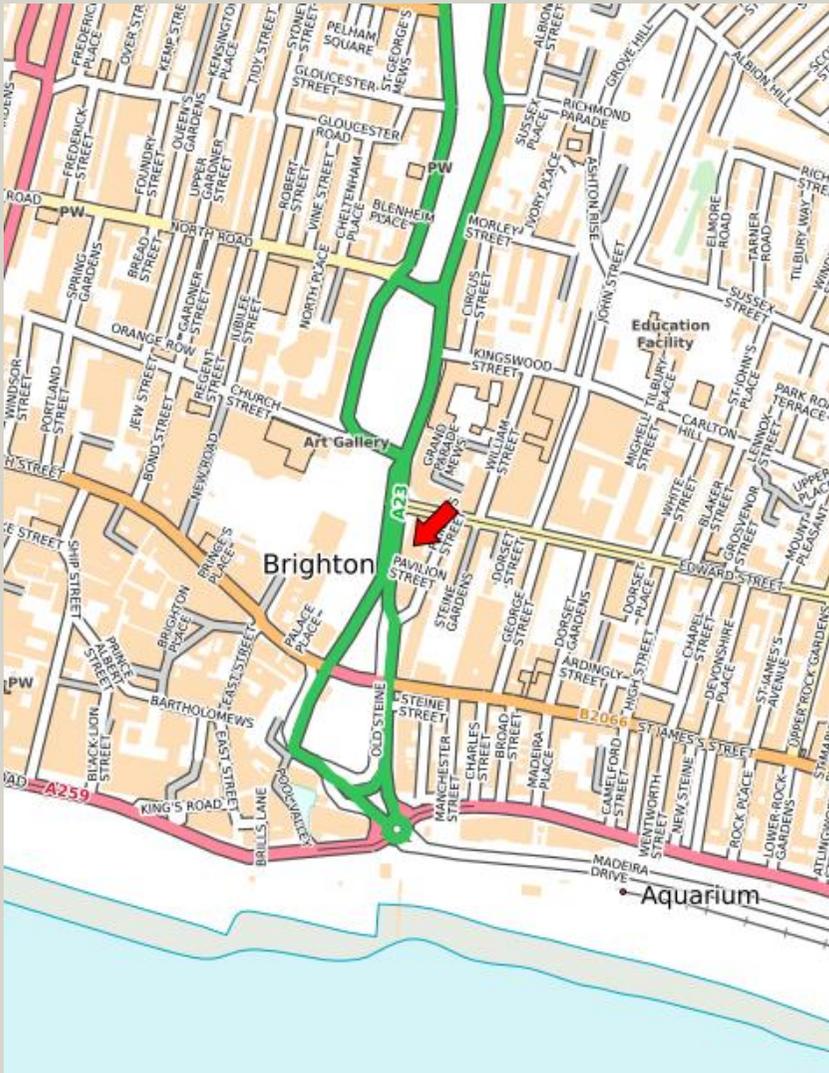


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