



TO LET

SHW

OFFICE – 1,585 SQ FT (147.25 SQ M)
1st Floor South, 6 -7 Lovers Walk, Brighton

**MAKING
PROPERTY
WORK**

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Rent | £28,530 PAX PLUS VAT

LOCATION

The property is located on Lovers Walk which runs west off Preston Road. The office overlooks Preston Park.

Preston Park and Brighton Railway Stations are both within walking distance. There is a regular bus service from the City Centre which stops nearby

ACCOMMODATION (GIA)

| | SQ FT | SQ M |
|-----------------------------|-------|--------|
| 1 st Floor South | 1,585 | 147.25 |

RATES

The Rateable Value is currently £21,250 per annum (2017 list). Speak with the council for advice on what percentage of this your company would have to pay.

RENT

£28.530 pax plus VAT / £18 psf plus VAT

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

EPC

An EPC is being prepared and will be available shortly

DESCRIPTION

Purpose built office building arranged over three floors. The available space is on the south side of the 1st Floor.

AMENITIES

- Passenger Lift
- Raised Floors
- Suspended Ceilings
- Central Heating
- Comfort Cooling
- 4 Parking Spaces
- Kitchen and break out area
- Glass partitioned meeting rooms

TENURE

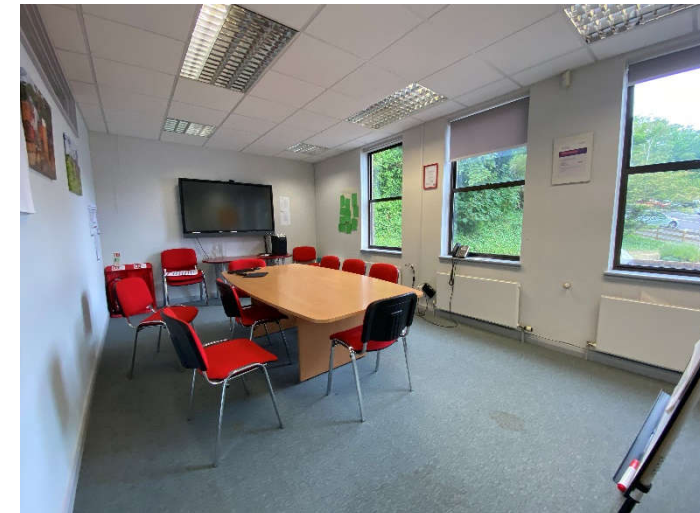
A new lease is available, terms to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 01273 876200

Emma Ormiston t:07947373565 | e: eormiston@shw.co.uk

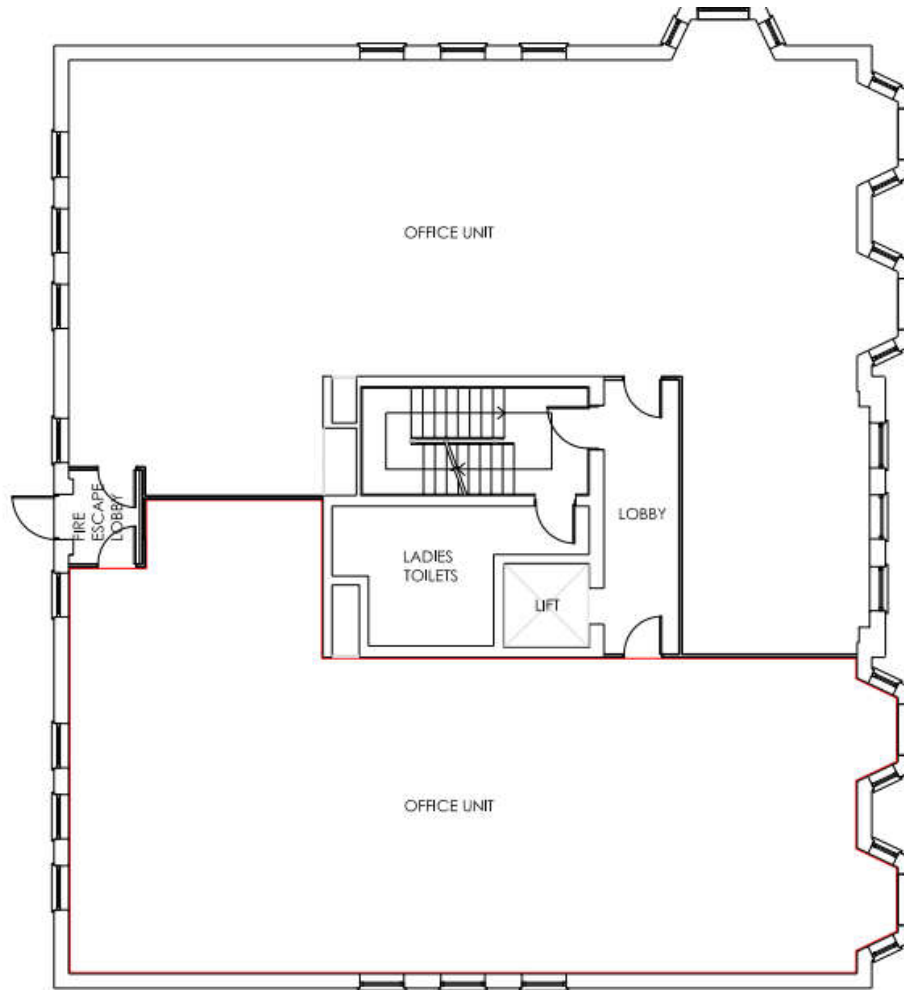


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