

PROMINENT CITY CENTRE OFFICE BUILDING

4,958 sq ft / 460 sq m

TO LET

48a OLD STEINE
BRIGHTON
BN1 1NH



GRAVES
SON &
PILCHER LLP

Location

Located in Brighton city centre in an established office location on Old Steine (A23), overlooking Steine Gardens. Brighton Seafront and Brighton Pier are within a few minutes walk, as is the historic Brighton Pavilion and The Lanes district, where numerous retailers and restaurant operators are represented. Brighton Rail Station is 0.8 miles with frequent train services to London (fastest journey time 54 minutes), Gatwick Airport and many other destinations.

Description

A modern office building arranged over four floors with ground floor garage and storage. Amenities include shower & WCs, perimeter trunking, four person passenger lift, entry phone system, double garage and external parking. The premises briefly comprise:

Accommodation

Ground floor	486 sq ft / 45 sq m
First floor	1,945 sq ft / 180 sq m
Second floor	1,745 sq ft / 162 sq m
Third floor	782 sq ft / 72 sq m
Total floor area	4,958 sq ft / 460 sq m

EPC Rating:   This is how energy efficient the building is.

Rateable Value: £69,750

amenities and services not tested
measurements are approximate

Terms:

The premises are TO LET on a new full repairing and insuring sub-lease for a term by arrangement. Offers of rental are invited in the region of £80,000 per annum exclusive.

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



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