

# OFFICE SUITE with parking

1,585 ft<sup>2</sup> / 147.25 m<sup>2</sup>

TO LET



**FIRST FLOOR SOUTH SUITE**

**6-7 LOVERS WALK, BRIGHTON BN1 6AH**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated just off the A23 Preston Road, overlooking Preston Park and adjacent to Travelodge Brighton. Preston Park, London Road and Brighton railway stations are conveniently accessible, along with the London Road shopping thoroughfare, local amenities and recreational activities. There are frequent bus services to the city centre.

## Description

An attractive first floor office suite within a purpose built office building. There is onsite parking at lower ground level.

Features include:

- ♦ passenger lift ♦ raised floor ♦ suspended ceilings with recessed lighting ♦ central heating ♦
- ♦ carpeting ♦ attractive reception area ♦ comfort cooling ♦ 3 car parking spaces ♦ kitchen area ♦

**First Floor South Suite**

**Open plan office area**

**1,585 ft<sup>2</sup>**

**147.25 m<sup>2</sup>**

## Terms

The suite is **TO LET** for a term to be agreed at a commencing rental of **£28,530 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, service charge and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts. Full details on request. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value**      £23,250 (suite only)

**EPC Rating**            B - 40

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

amenities and services not tested  
measurements are approximate



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