

CITY CENTRE OFFICES

Overlooking Royal Pavilion Gardens
1,102 ft² / 102 m²

TO LET



5A NEW ROAD

BRIGHTON BN1 1UF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in the city centre between North Street and Church Street, close to the Theatre Royal and overlooking the Royal Pavilion and Dome entertainment complex. There are extensive bus services nearby, along with numerous shops, restaurants, bars and other amenities. Brighton railway station, Churchill Square and the seafront are within walking distance.

Description

The premises form part of a Grade II listed building, and comprise office accommodation over first, second and third floors. There is a private street entrance, and the accommodation briefly comprises:

First Floor	2 interconnecting rooms WC	346 ft ²	32 m ²
Second Floor	2 interconnecting rooms WC	357 ft ²	33 m ²
Third Floor	2 interconnecting rooms kitchen	399 ft ²	37 m ²
	TOTAL FLOOR AREA	1,102 ft²	102 m²

Terms

The premises are **TO LET** on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of **£22,000 per annum** exclusive of business rates, service charge, building insurance premium, utility costs and any other outgoings. There will be rent reviews at appropriate intervals.

Rateable Value £16,750

EPC Rating E - 117

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

amenities and services not tested
measurements are approximate and net internal



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