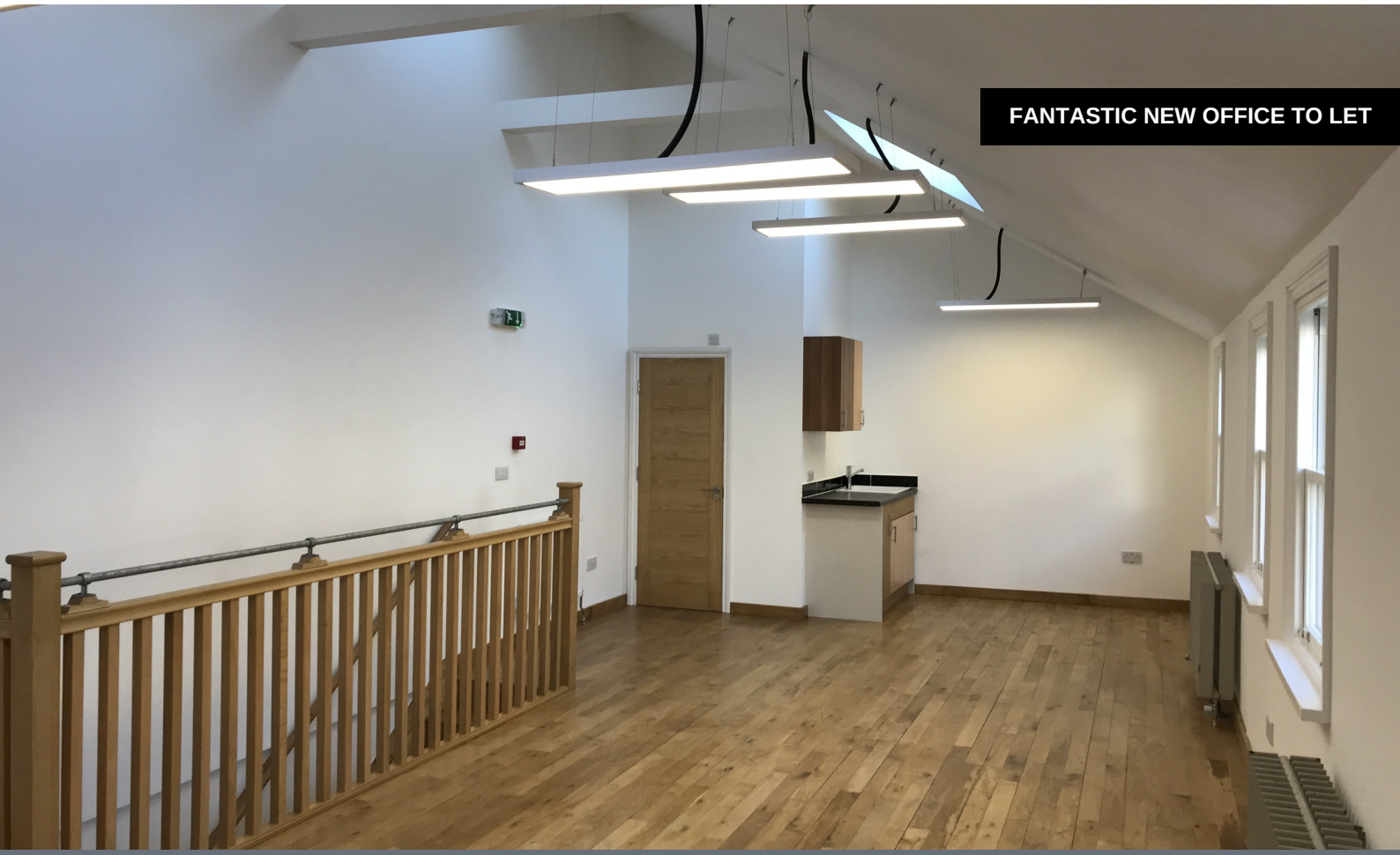
Eightfold property

To Let



GROUND & 1ST FLOOR

68A ST GEORGES ROAD, BRIGHTON, BN2 1EF

OUTSTANDING REFURBISHED 2 STOREY OFFICE TO LET IN KEMPTOWN VILLAGE

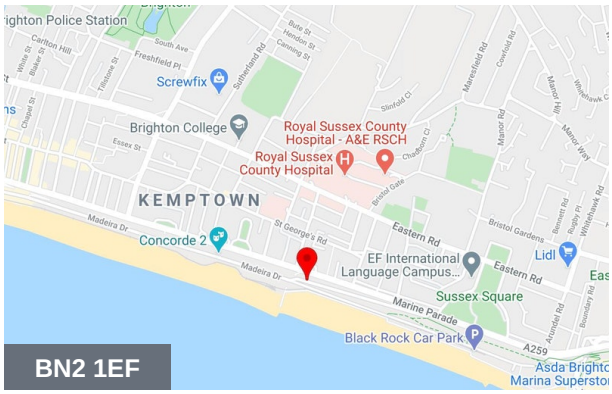
810 sq ft
(75.25 sq m)

- WOOD FLOORING THROUGHOUT
- GATED COURTYARD DEVELOPMENT
- SELF CONTAINED
- KITCHEN FACILITIES
- OUTSIDE SPACE DECKED AREA
- GREAT LOCATION
- LED LIGHTING
- GAS CENTRAL HEATING

GROUND & 1ST FLOOR, 68A ST GEORGES ROAD, BRIGHTON, BN2 1EF

Summary

Available Size	810 sq ft
Rent	£21,950 per annum
Rates Payable	£5,364.25 per annum Small Business Rate Relief may apply to this property. Interested parties should make further enquiries
Rateable Value	£10,750
EPC Rating	B (42)



Description

Ground and first floor office space available as a whole or individual floors. The offices benefit from wood flooring throughout, LED lighting, gas central heating, along with their own WC's and kitchens on each floor. Particular features include a decked terrace on the ground floor accessed via patio doors whilst the first floor has feature ceilings with skylight Velux windows.

Location

Desirable offices arranged over ground & first floors accessed via a gated courtyard in St Georges Road, Kemptown. The Royal Sussex Hospital is only a short walk away to the North of the property whilst the immediate area has a variety of occupiers including Proud Cabaret, The Coop, Curry Leaf Cafe, Woodbox Pizza & The Old Bank.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	367	34.10
1st	443	41.16
Outdoor - Decked terrace	-	-
Total	**810**	**75.26**

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years

Legal costs

The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.

Viewing & Further Information

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