

## SECURE NEW OFFICES TO LET

68a St. Georges Road, Brighton, BN2 1EF

**£21,950 per annum**

Exclusive of rates, VAT and all other outgoings.



### 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.

### 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. Features include a decked terrace on the ground floor accessed via patio doors whilst the first floor has feature ceilings with skylight Velux windows.

### LEASE:

Available on a new full repairing and insuring lease for a term to be agreed.

### DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Ground floor office	367 sq ft	34.09 sq m
Ground floor WC		
Ground floor outside decked terrace		
First Floor office	443 sq ft	41.16 sq m
First Floor WC		

### RENT:

£21,950 per annum exclusive of rates, VAT & all other outgoings, payable quarterly in advance.

### RATES:

Rateable Value: To be assessed following occupation.

### 3D TOUR:

<https://my.matterport.com/show/?m=ZfxJfEqaksP>

### EPC:

We are advised an EPC has been instructed & will follow shortly. Please ask for further information.

### LEGAL COSTS:

The incoming tenant to contribute £1000 plus VAT towards the landlord's legal costs.

### VIEWING:

Through Landlords agents Eightfold Property on 01273 672999 or email [max@eightfold.agency](mailto:max@eightfold.agency)