TO LET

FIRST & SECOND FLOOR OFFICES
161.37 SQ M (1,737 SQ FT)

119-120 Western Road, Brighton, BN1 2AD



T: 01273 413420 | crickmay.co.uk

Summary

Available Size	1,737 sq ft
Rent	£24,000 per annum exclusive.
Business Rates	Rateable Value of £23,750 with a UBR of 43.2 p in £
Service Charge	A service charge will be payable based on a cost of a fair proportion of shared cost to the building
EPC Rating	E (114)

Location

The premises are located on the northern side of the city's primary shopping thoroughfare of Western Road, Brighton close to Waitrose between Borough Street and Temple Street.

The town centre and seafront are within easy walking distance.

Description

Accommodation comprises self-contained first and second floor offices, with private entrance accessed from Western Road and benefits from the following amenities:

Specification

- Dual aspect offices
- Vinyl wood effect flooring
- Kitchen
- WC's
- Central heating
- Air-conditioning

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
First Floor	872	81.01
Second Floor	865	80.36
Total	**1,737**	**161.37**

Terms

A new effectively full repairing and insuring lease is available on terms to be agreed for a minimum term of 3 years.

VAT

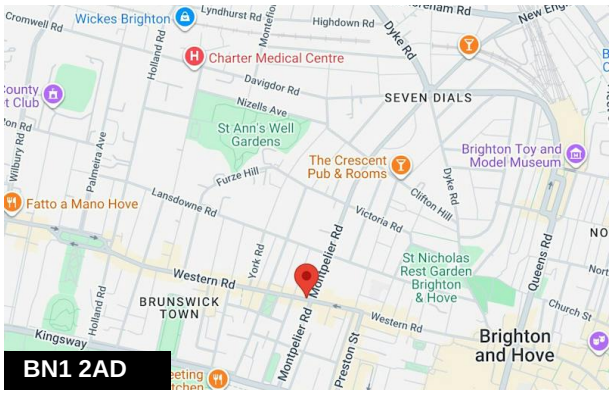
VAT is not applicable on the terms quoted.

Legal Costs

The incoming tenant is to make a contribution of £1,500 plus VAT towards the landlord's legal fees. An unconditional undertaking to be provided prior to release of papers.







Viewing & Further Information



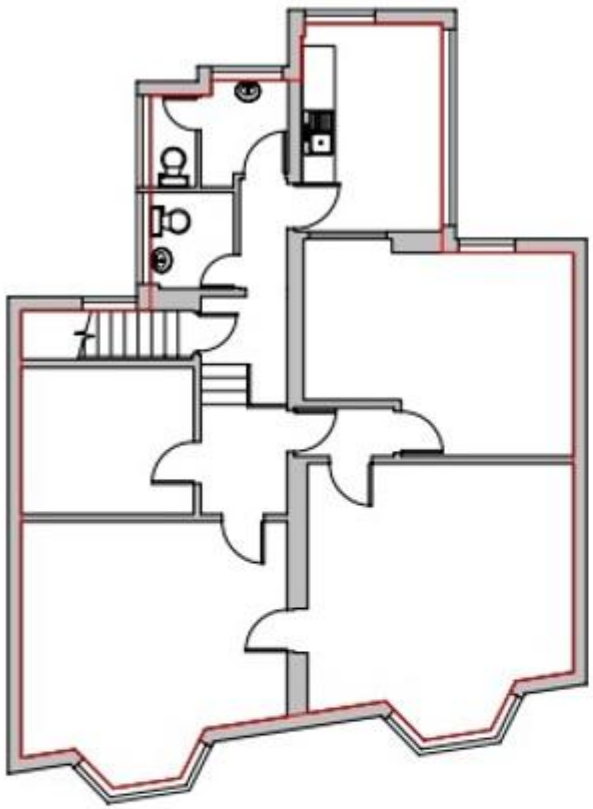
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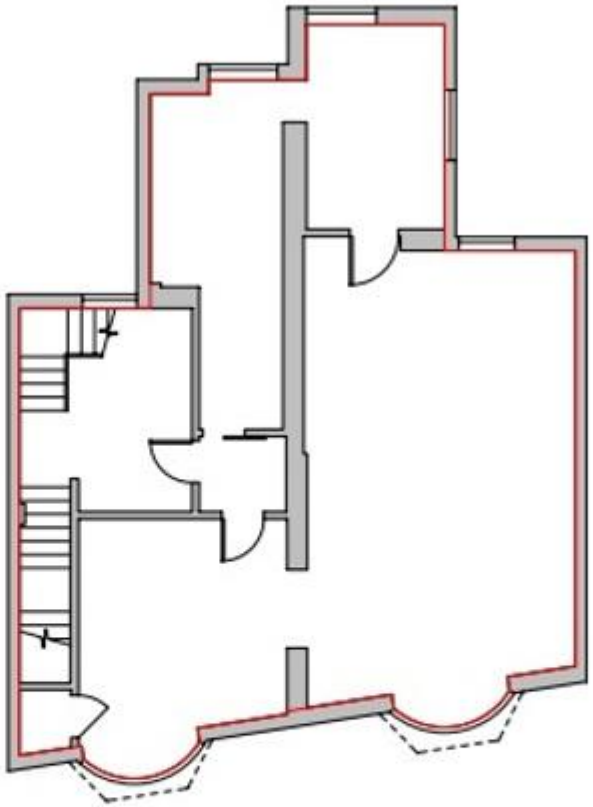
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More details @ crickmay.co.uk

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



First Floor



Second Floor

For indicative purposes only