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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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SELF CONTAINED OFFICE BUILDING with GARAGE / STORAGE SPACE

2,277 ft² / 211.4 m² - TO LET



191a/b FRESHFIELD ROAD, BRIGHTON, BN2 9YE

Situated on Freshfield Road (also fronting St Lukes Terrace) to the east of Brighton city centre, close to Queens Park, and conveniently accessible to Brighton seafront, the marina, Freshfield Business Park and various leisure/business facilities. The premises comprise an office building (fronting Freshfield Road), with separate self-contained storage/office space (fronting St Lukes Terrace). The accommodation is arranged as follows:

191a Freshfield Road	Ground floor office	1,023 ft²	(95.0 m²)
	WC		
	First floor office	812 ft²	(75.4 m²)
	Kitchen, WC		
191b Freshfield Road	Office/storage space	442 ft²	(41.0 m²)
	WC		
in all		2,277 ft²	(211.4 m²)

All measurements are approximate and gross internal

Amenities and services not tested

Rateable Value: 191a £24,500 (draft 2017 valuation £25,750)

EPC applied for

191b £3,850 (draft 2017 valuation £4,450)

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental are invited in the region of **£30,000 per annum** exclusive.

Viewing by appointment with SOLE LETTING AGENT, GRAVES SON & PILCHER LLP