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

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MODERN REFURBISHED OFFICES

3,430 ft² - 6,793 ft² (319 m² - 631 m²)

Up to 15 On Site Car Parking Spaces

TO LET



6/7 LOVERS WALK, BRIGHTON, BN1 6AG

Situated on the north side of Brighton City Centre in an established office location on the A23 Preston Road overlooking Preston Park (see location plan attached). Preston Park and Brighton Railway Stations are within walking distance. There is a frequent bus service to and from Brighton City Centre.

This attractive self-contained office building is arranged over three floors. The building has been refurbished to a high standard with the following features:

- * Comfort Cooling * Raised Floors * Suspended Ceilings with CAT II Lighting *
- * Central Heating * Passenger Lift * Double Glazing * Good Car Parking Provision *

First Floor : 3,363 ft² / 312 m²

Second Floor : 3,430 ft² / 319 m²

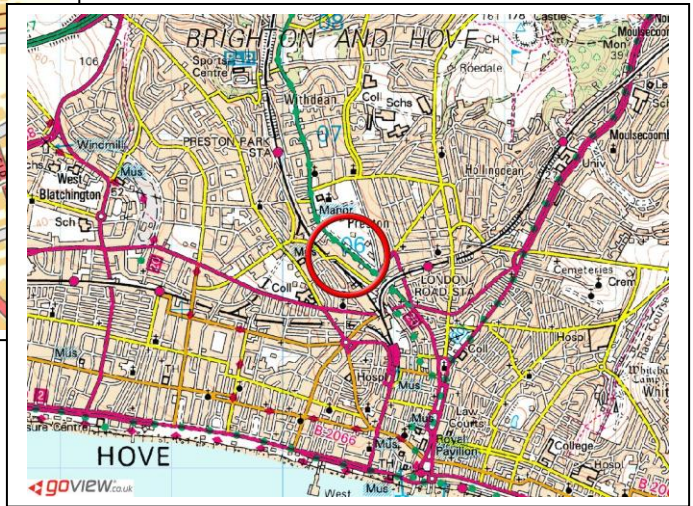
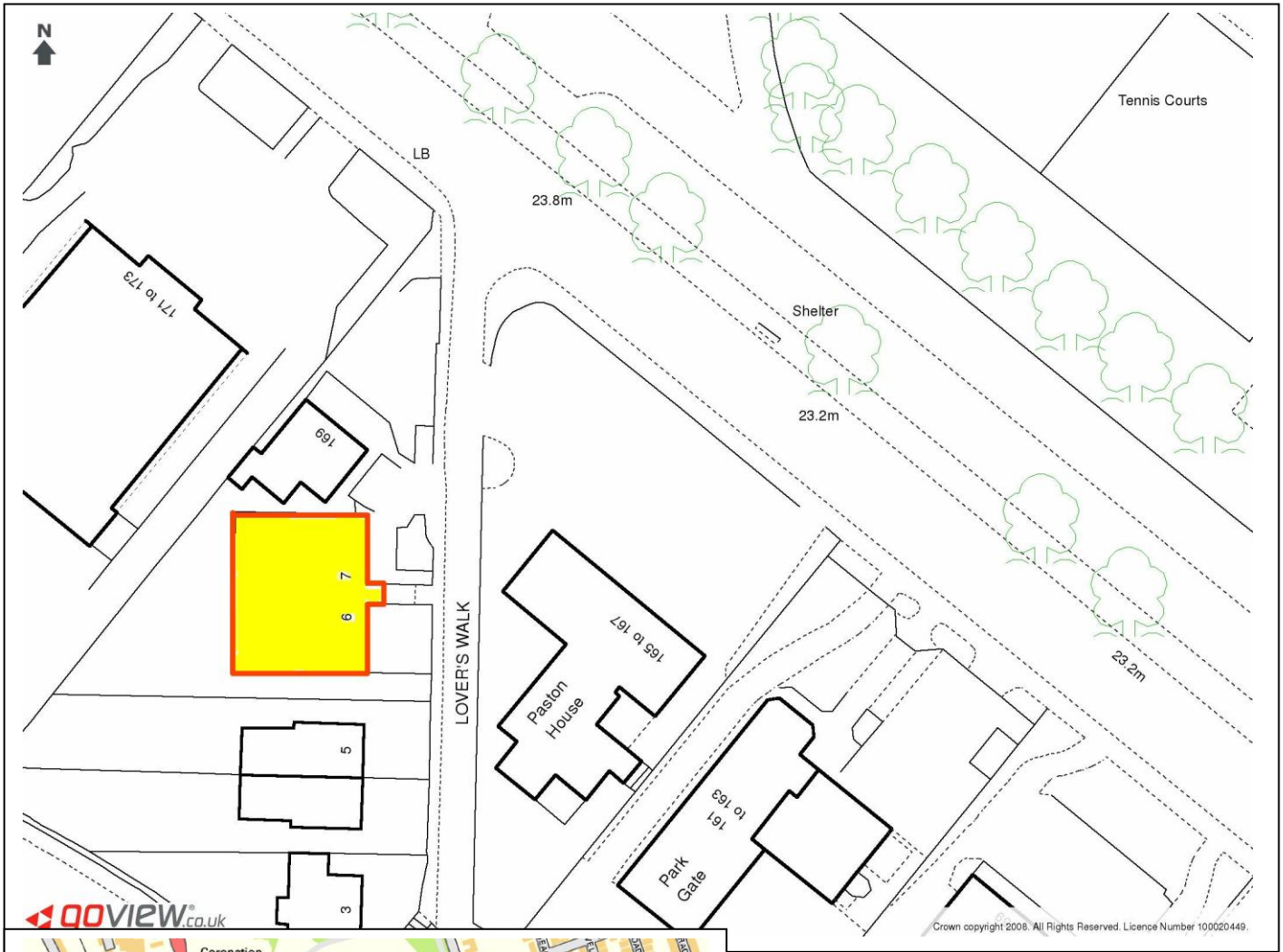
Total Floor Area : 6,793 ft² / 631 m²

Rateable Value: £95,000

All measurements are approximate
services not tested

The suites are **TO LET** on a new FRI lease for a term to be agreed. The rent for the First Floor is **£46,500 per annum** exclusive and the Second Floor is **£48,000 per annum** exclusive. VAT is chargeable on the rent.

Viewing by strict appointment with SOLE SELLING AGENT, **GRAVES SON & PILCHER**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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Energy Performance Certificate

Non-Domestic Building



Economic Lifestyle Ltd
6-7 Lovers Walk
BRIGHTON
BN1 6AH

Certificate Reference Number:
0117-3098-0882-0600-3325

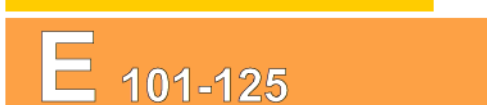
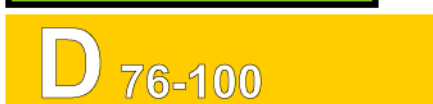
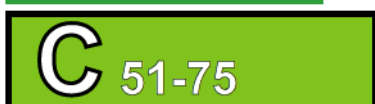
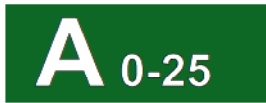
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 68 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1114
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

79 If typical of the existing stock