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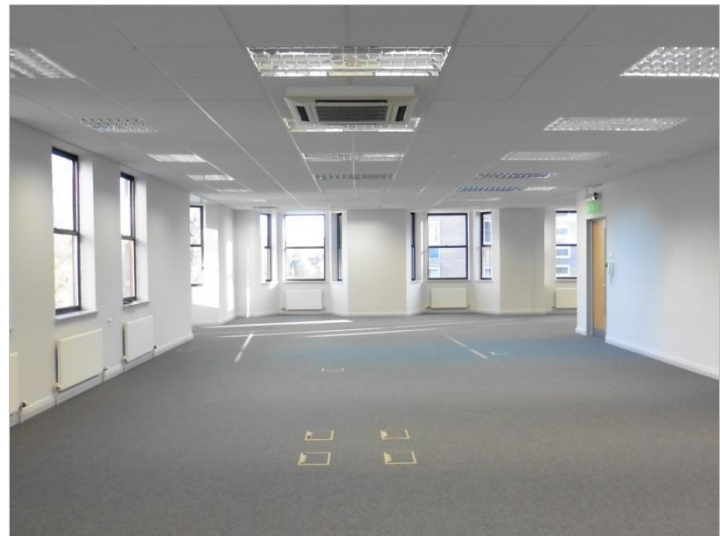
www.gsp.uk.com

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

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HIGH QUALITY MODERN OFFICE SUITE

1,832 ft² / 170 m² with 4 CAR PARKING SPACES



FIRST FLOOR NORTH SUITE, 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 *

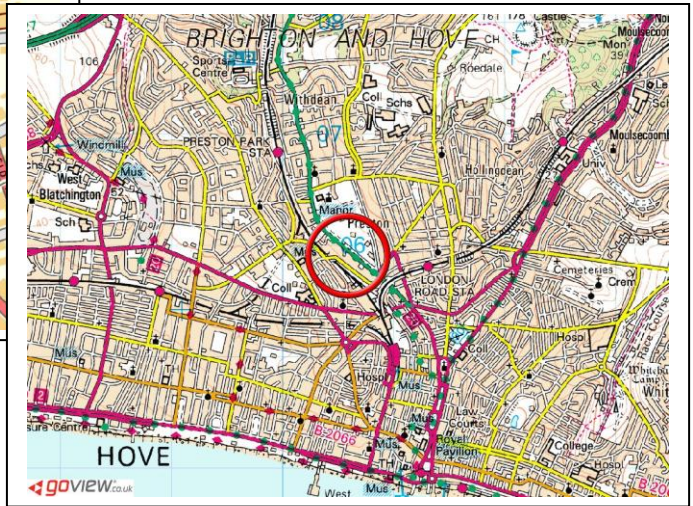
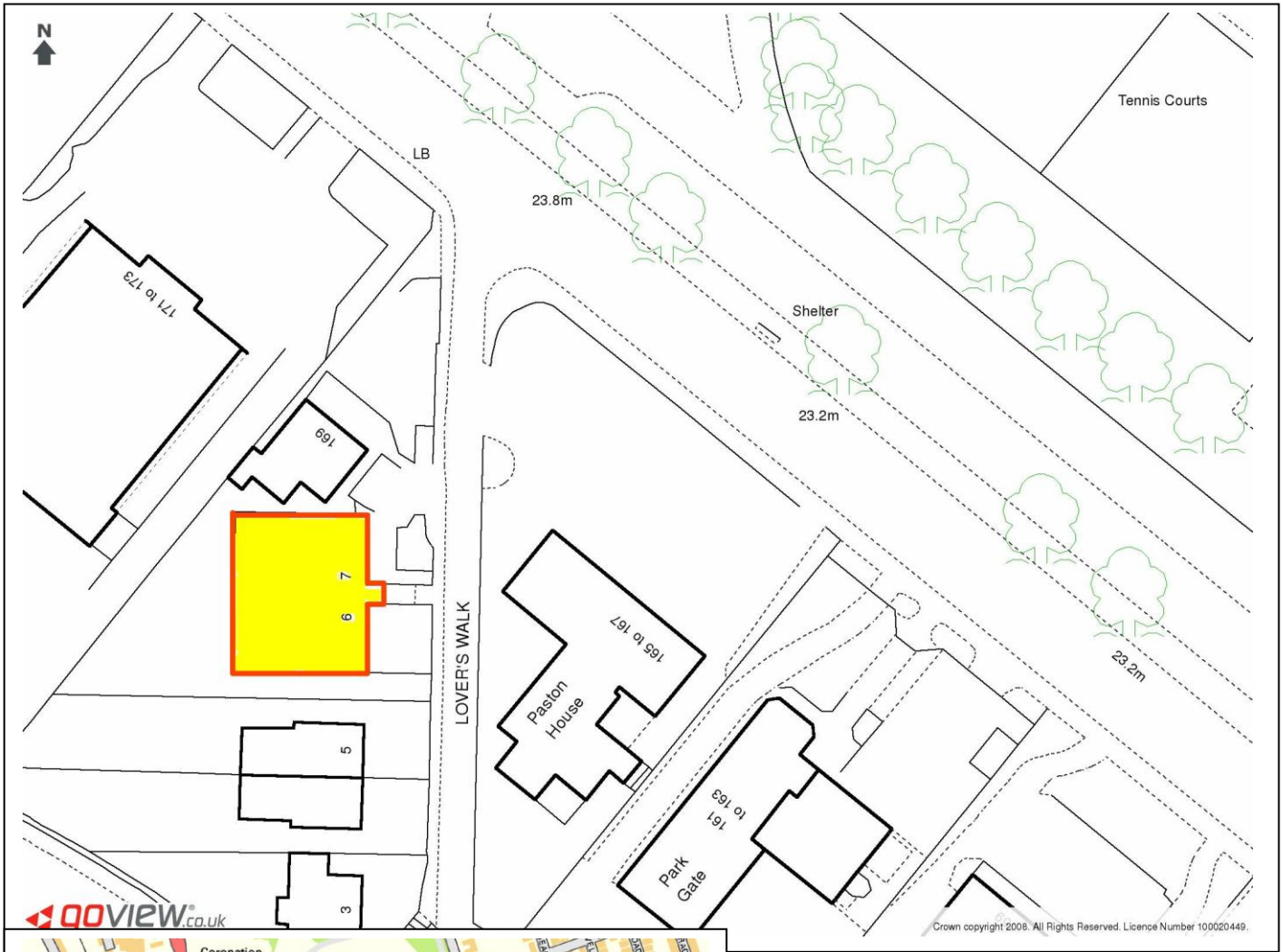
First Floor North Suite 1,832 ft² (170 m²)

Rateable Value: £26,750

All measurements are approximate
services not tested

The suite is **TO LET** on a new FRI lease for a term to be agreed at a commencing rental of **£28,000 per annum** exclusive. VAT is chargeable on the rental.

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



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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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **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