

MODERN OFFICE SUITES

1,087-4,230 ft² / 100.98-392.97 m²

TO LET



GROUND FLOOR NORTH & LOWER GROUND FLOOR

PACIFIC HOUSE, 126 DYKE ROAD, BRIGHTON BN1 3TE



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

The property is located on the boundary of Brighton and Hove in the city's Seven Dials area, a popular business location. There is a diverse range of retailers, restaurants and cafes, within close proximity, and further south in the city centre. Brighton Mainline Railway Station is within 800m and there is excellent access to the A27 & A23 via Dyke Road.

Description

Pacific House is a modern office building which provides accommodation over 4 levels. The building benefits from a manned reception and is immaculately maintained. The available accommodation is situated on the ground and lower ground floor and provides modern open plan office space with kitchen/breakout facilities. There is a secure on site car park which is accessed via Prestonville Road.

- ◆ air conditioning ◆ kitchen / breakout area ◆ manned reception ◆ suspended ceiling ◆
- ◆ passenger lift ◆ CAT II fluorescent lighting ◆ double glazed windows ◆ secure gated car parking ◆

	ft ²	m ²	Parking	Rent
Ground Floor North Suite	1,087	100.98	2 car spaces	£30,436 pa ex
Lower Ground Floor Suite	3,143	291.98	6 car spaces	£84,860 pa ex
TOTAL	4,230	392.96		£115,296 pa ex

Terms

The suites are **TO LET** for a term to be agreed. A rent free period may be available, subject to financial status and lease terms. The rental will be exclusive of VAT, business rates, service charge, building insurance premium and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts. Full details on request. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value Ground Floor North - £21,750; Lower Ground Floor - £45,500

EPC The property has an EPC Rating of C

Viewing by appointment with joint letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate and net internal

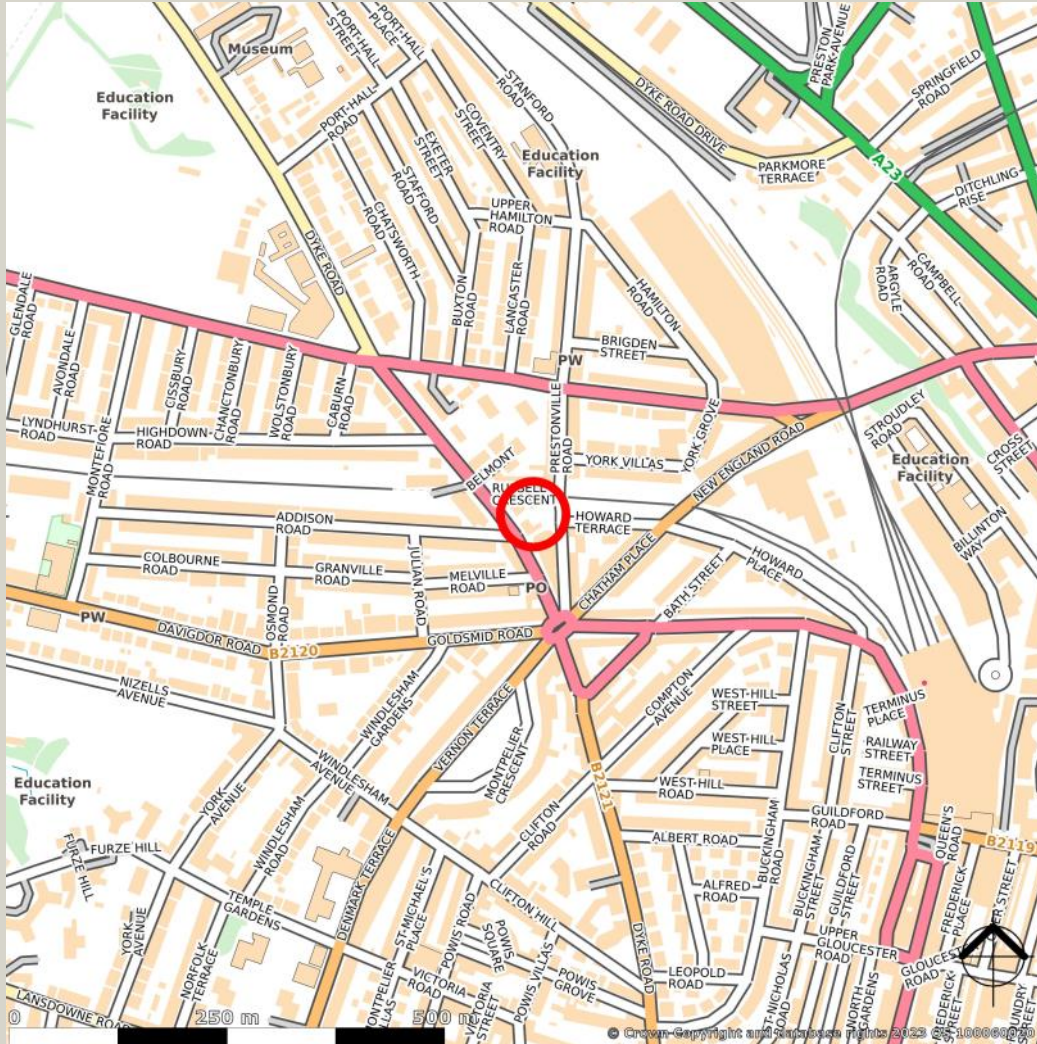


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