

CITY CENTRE OFFICES

TO LET



RICHMOND HOUSE

1 RICHMOND PARADE, BRIGHTON BN2 9GB



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Richmond House is located to the east of the city centre in Richmond Parade at the junction of Grand Parade, immediately north of Victoria Gardens.

The London Road shopping area is located within a few minutes' walk from the property providing a range of local amenities. Brighton Station lies within short walking distance (6 minutes, 0.7 miles) to the west, and there are numerous bus services nearby.

To the north the A270 Lewes Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

Accommodation

The property comprises a prominent two storey office building with the subject accommodation located on the first floor.

The offices benefits from the following amenities:

- Carpeting
- Recessed spot lighting
- Double glazing
- Suspended ceilings
- Electric Heating
- Male & Female WC's

Areas

We have measured the existing accommodation to have the following approximate net internal floor areas:

Part 1st Floor: 635 sq ft / 59 sq m

EPC Rating: Applied for

amenities and services not tested
measurements are approximate

Rateable Value: rates inclusive

Terms

The premises are TO LET on a new full repairing and insuring lease, for a term to be agreed. Offers of rental are invited in the region of £19,500 per annum inclusive of business rates, service charge and building insurance, subject to rent reviews at appropriate intervals. VAT is not chargeable on the terms quoted.

Viewing: by strict appointment with letting agent, GRAVES SON & PILCHER LLP



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