

# NEWLY REFURBISHED GRADE A OFFICES TO LET



**136 FRESHFIELD ROAD**

**BRIGHTON BN2 0BR**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM



## Location

Situated on the corner of Freshfield Road and Cuthbert Street in the Queens Park area of Brighton, close to Brighton Racecourse and the Royal Sussex County Hospital. On-street parking is available in the vicinity with frequent bus services to the city centre.

## Description

An opportunity to occupy these newly refurbished Grade A office suites on a floor by floor basis or as a whole. The premises occupy a corner position, with main frontage to Freshfield Road and accessed via a self-contained entrance. Communal stairway leads to each suite with the accommodation configured as open plan floor plates benefiting from kitchenette and wc facilities. The ground floor suite also benefits from a private rear courtyard.

Ground Floor Suite	635 ft <sup>2</sup>	59 m <sup>2</sup>
First Floor Suite	1,174 ft <sup>2</sup>	109 m <sup>2</sup>
Second Floor Suite	1,174 ft <sup>2</sup>	109 m <sup>2</sup>
<b>Total Accommodation</b>	<b>2,983 ft<sup>2</sup></b>	<b>277 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease for a term to be agreed at the following commencing rentals:

**Ground Floor: £13,500 pa**

**First Floor: £24,000 pa**

**Second Floor: £24,000 pa**

Terms will be subject to rent reviews at appropriate intervals and exclusive of all other outgoings. Each party is to be responsible for their own legal fees.

**Rateable Value** To be assessed

**EPC Rating** to be assessed

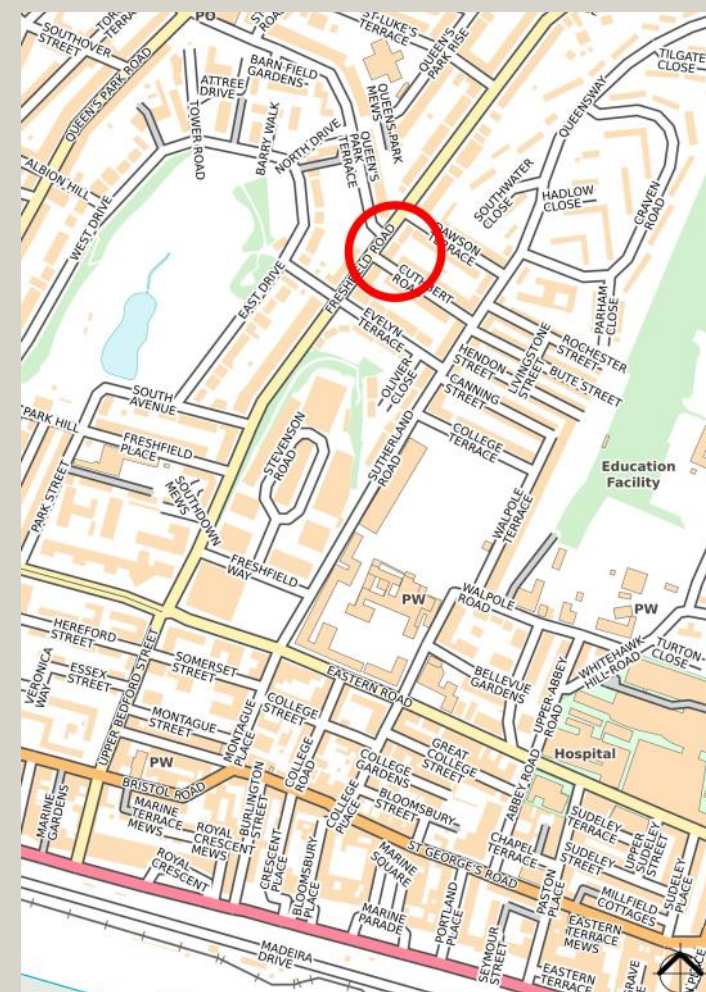
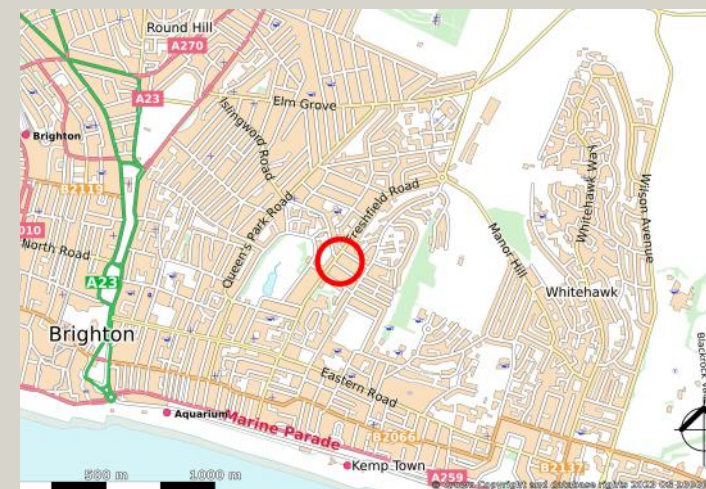
Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate



**01273 321123**

[www.gsp.uk.com](http://www.gsp.uk.com)



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.