

# 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

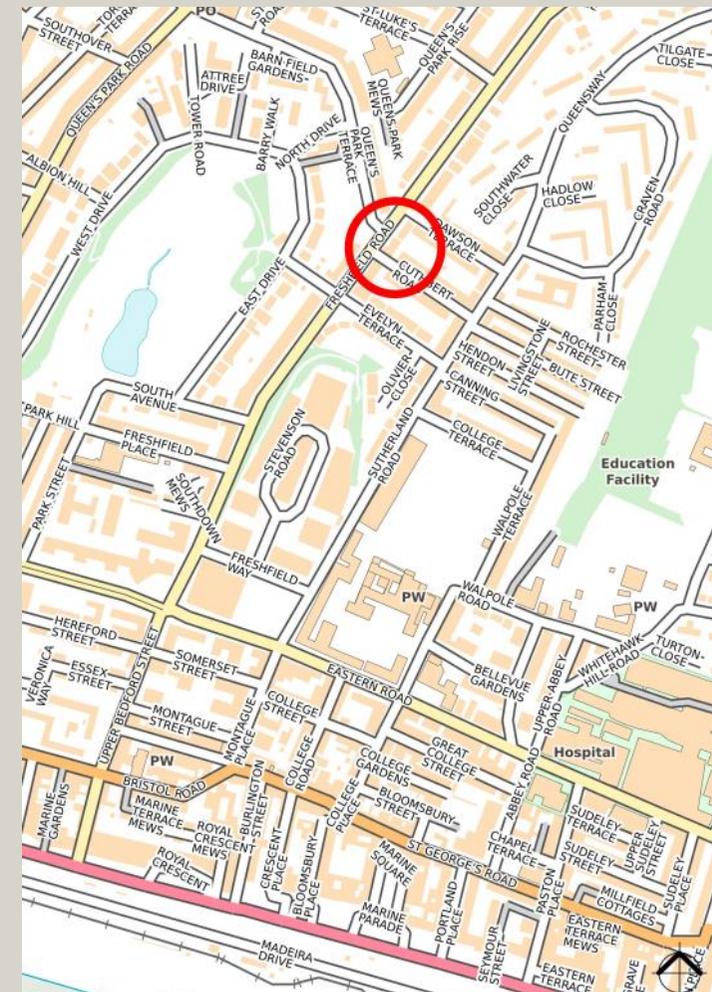
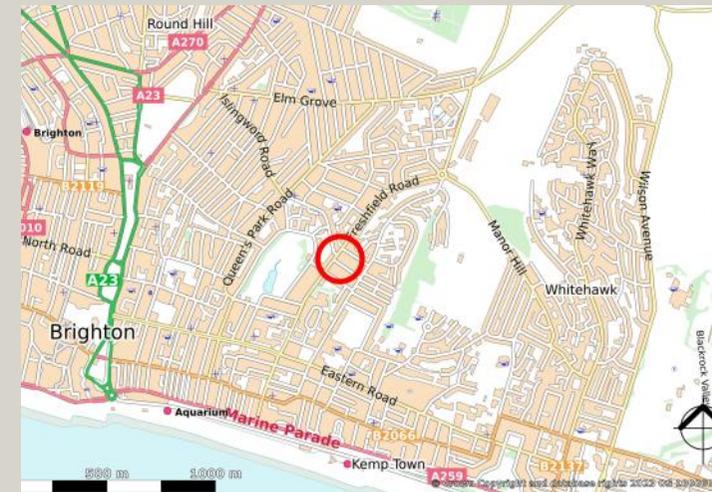
Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate



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