

CITY CENTRE B1 OFFICES

(may suit D1 use STP)

TO LET



GRAVES
SON &
PILCHER

9 PAVILION PARADE BRIGHTON BN2 1RA

01273 321 123

GSP.UK.COM

Location

9 Pavilion Parade is prominently located opposite The Royal Pavilion just to the north of Old Steine close to the junction of Edward Street.

Brighton Railway Station is located to the north west via Church Street and Queens Road (12 minutes walk) with the seafront only 7 minutes' away. The city centre is well served by many bus services with Old Steine stops D and F nearby.

The busy A23 is a major arterial route into Brighton. To the north London Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

Description

The property comprises a prominent period Grade II listed cellular office building arranged over five floors.

- ◆ Carpeting
- ◆ Door code entry system
- ◆ Male & Female WCs
- ◆ Rear outside area
- ◆ Kitchen

Ground Floor	2 rooms	368 ft ²	34 m ²
First Floor	2 rooms	489 ft ²	45 m ²
Second Floor	1 room, kitchen	260 ft ²	24 m ²
Third Floor	2 rooms	450 ft ²	42 m ²
Total		1,567 ft ²	145 m ²

amenities and services not tested

measurements are approximate and net internal

Terms A new full repairing and insuring lease, term by arrangement

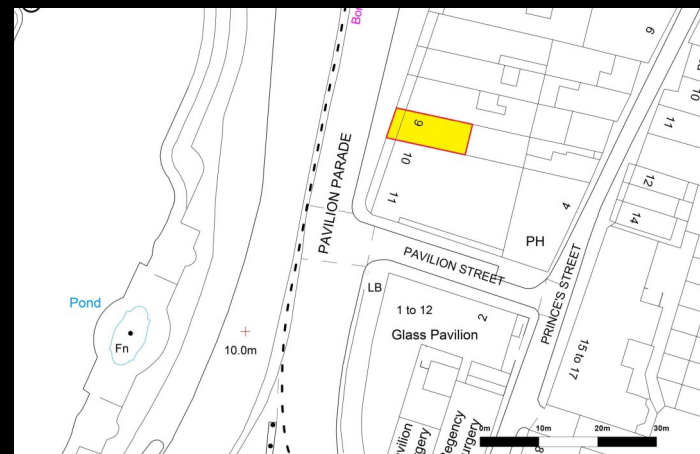
Rateable Value £16,250 (2017 assessment) with rates payable of £7,978.75

VAT We are informed VAT will not be chargeable on the terms quoted

EPC E (117)

Rent £40,000 per annum exclusive

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER**



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