

CITY CENTRE OFFICES

TO LET



9 PAVILION PARADE
BRIGHTON BN2 1RA



GRAVES
SON &
PILCHER

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.

- ◆ New carpeting throughout
- ◆ Door code entry system & alarm
- ◆ Newly decorated throughout
- ◆ Male & Female WCs

Ground Floor	Suite 1 (front)	180 ft²	16.8 m ²
Third Floor	Suite 6 (front)	248 ft²	23.1 m ²

Terms

A new effective full repairing and insuring lease by way of service charge for a term to be agreed at a commencing rental detailed below, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value Suite 1: £2,628

Suite 6: £1,968

Rent Suite 1: £4,700 per annum

Suite 6: £6,475 per annum

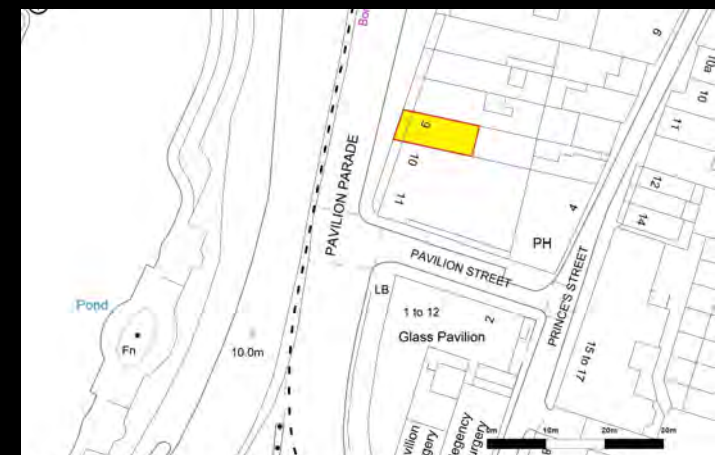
amenities and services not tested
measurements are approximate and net internal

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



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