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Commercial Estate Agents, Surveyors, Valuers & Property Managers

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OFFICE BUILDING WITH STORAGE / CAR PARKING 976 ft² / 90.6 m² • TO LET



6A STEINE GARDENS, BRIGHTON BN2 1WB

Situated just off Edward Street close to the Law Courts, Royal Pavilion and the American Express European HQ with easy access to the main A23 London Road and A259 coast road (see attached location plan).

The premises comprise first floor offices and ground floor storage / parking for two cars. The offices benefit from central heating, carpeting, open plan layout and kitchenette. The accommodation is arranged as follows:

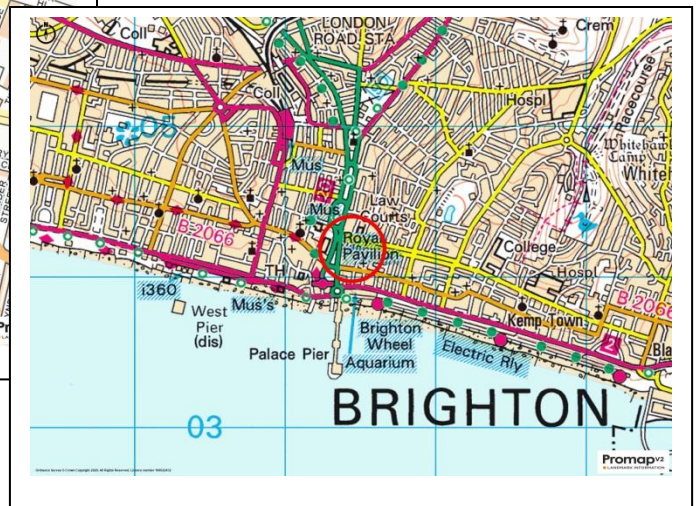
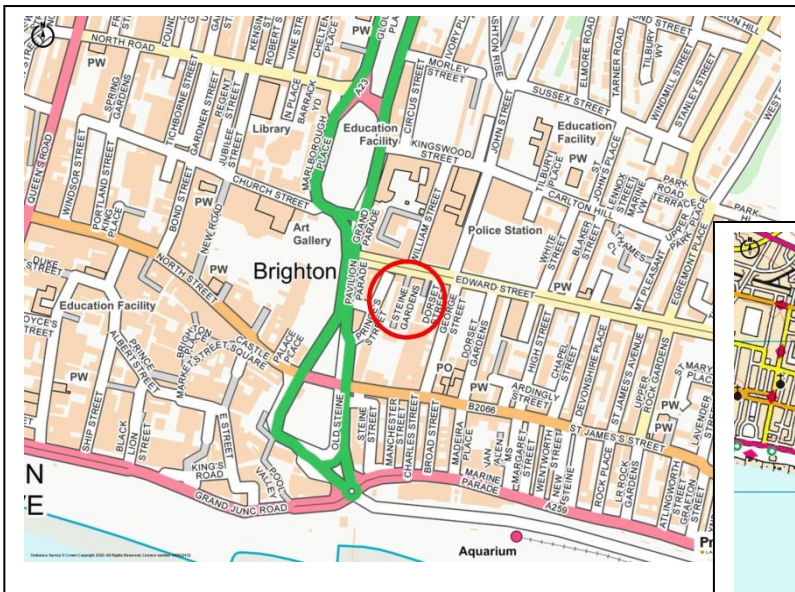
First floor	office area kitchenette	526 ft ² / 48.86 m ²
Ground floor	garage / storage area rear office / store male & female WCs	450 ft ² / 41.8 m ²
	Total Floor Area	976 ft² / 90.6 m²

Rateable Value: £8,800
EPC Rating: applied for

services and amenities not tested
measurements are approximate

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental in the region of **£15,000 per annum**, exclusive, are invited.

Viewing by strict appointment with **SOLE AGENT, GRAVES SON & PILCHER LLP**



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