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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) 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.

OFFICE SUITE - TO LET

616 ft² (57.22 m²)



7 MARLBOROUGH PLACE, BRIGHTON, BN1 1UB

Situated in a prominent position in the city centre close to Church Street and the Royal Pavilion (location plan attached). The location affords access to the varied city centre amenities, car parks and main road networks. Bus services pass the building. The property is located within the Valley Gardens Conservation Area.

This self-contained office building is arranged over basement, ground and four upper floors. Features include gas central heating, Cat 6 cabling and carpeting. The available accommodation has now been refurbished:

Lower Ground : 1 room in all **616 ft² / 57.22 m²**
1 store, kitchen and 2 WCs

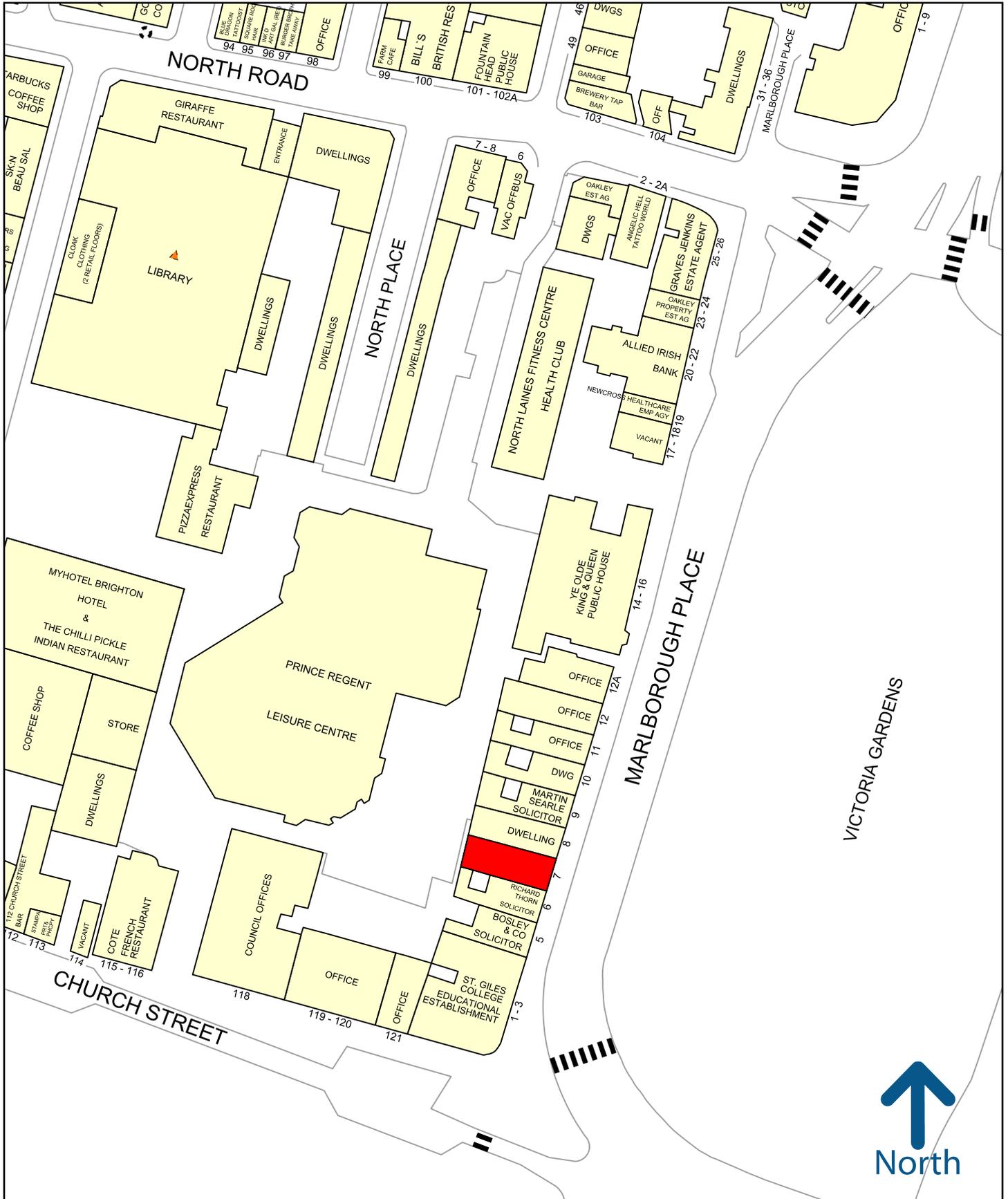
Rateable Value: to be assessed

All measurements are approximate

services not tested

The premises are **TO LET** on new lease for a term to be agreed. Offers of rental are invited in the region on **£15,500 per annum** inclusive of service charge but exclusive of business rates.

Viewing by appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER**



50 metres

Experian Goad Plan Created: 10/09/2014
Created By: Graves Son and Pilcher LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



7, Marlborough Place
BRIGHTON
BN1 1UB

Certificate Reference Number:
0154-3087-0212-0600-1005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 71

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	404
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	49.79

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

66 If typical of the existing stock