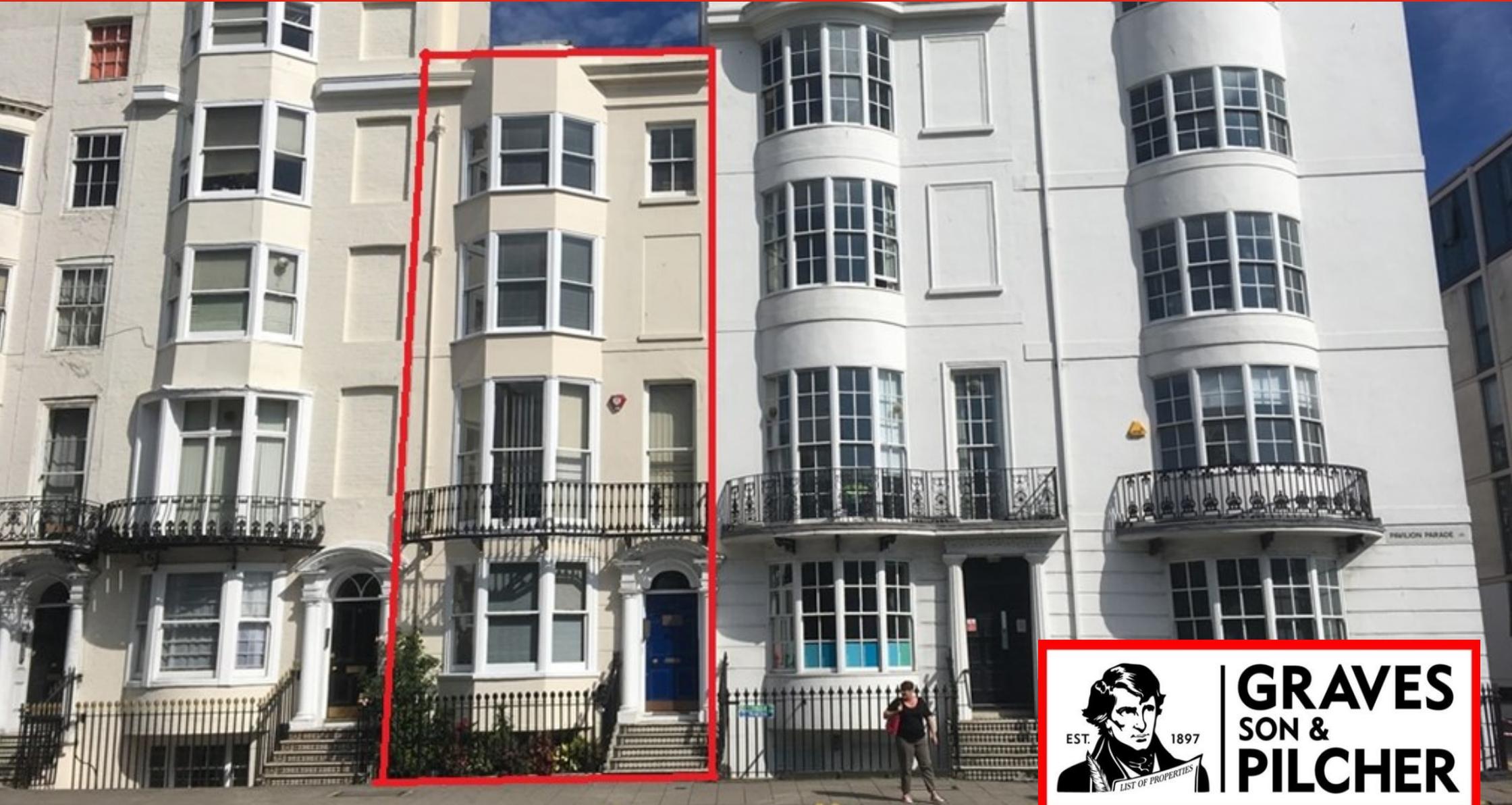


# CITY CENTRE B1 OFFICES

# 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

## 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

<b>Ground Floor</b>	Suite 1 (front)	<b>180 ft<sup>2</sup></b>	16.8 m <sup>2</sup>
	Suite 2 (rear)	<b>206 ft<sup>2</sup></b>	19.2 m <sup>2</sup>
<b>Third Floor</b>	Suite 6 (front)	<b>248 ft<sup>2</sup></b>	23.1 m <sup>2</sup>
	additional loft/storage area (restricted headroom)	<b>181 ft<sup>2</sup></b>	16.9 m <sup>2</sup>
	Suite 7 (rear)	<b>186 ft<sup>2</sup></b>	17.3 m <sup>2</sup>

**Terms** by arrangement

amenities and services not tested  
measurements are approximate and net internal

**Rateable Value** to be assessed

**Rent**

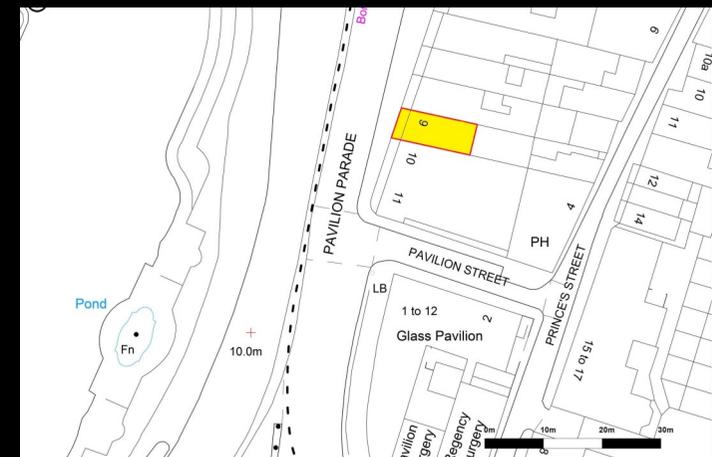
<b>Suite 1:</b> £4,700 per annum	<b>Suite 6:</b> £6,475 per annum
<b>Suite 2:</b> £5,375 per annum	<b>Suite 7:</b> £4,825 per annum

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



**01273  
321123**

[www.gsp.uk.com](http://www.gsp.uk.com)



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