

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

Ground Floor	Suite 1 (front)	180 ft²	16.8 m ²
	Suite 2 (rear)	206 ft²	19.2 m ²
Third Floor	Suite 6 (front)	248 ft²	23.1 m ²
	additional loft/storage area (restricted headroom)	181 ft²	16.9 m ²
	Suite 7 (rear)	186 ft²	17.3 m ²

Terms by arrangement

Rateable Value to be assessed

Rent

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

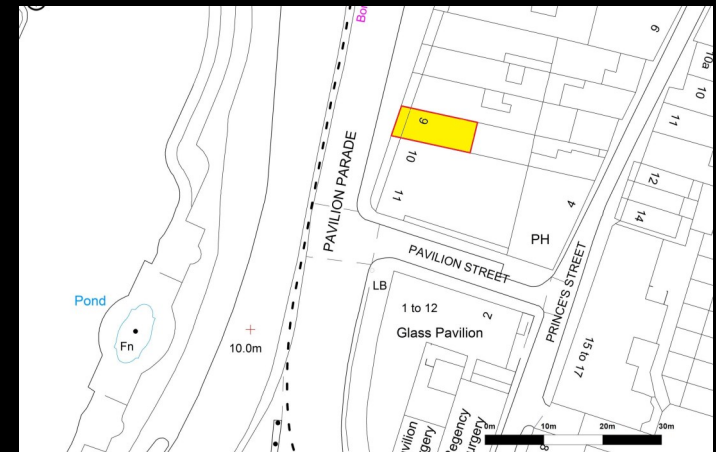
amenities and services not tested
measurements are approximate and net internal

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



**01273
321123**

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