



RUPERT BURSTOW
Property Consultancy & Acquisitions

AWARD WINNING SELF CONTAINED STUDIO PROVIDING EXEMPLARY OFFICE ACCOMMODATION

616 SQ FT (58 sq m)

TO LET



**104 NORTH ROAD
BRIGHTON
BN1 1YE**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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104 North Road, Brighton BN1 1YE

LOCATION Situated in the popular North Laine district of Brighton City Centre and within 200 metres of Brighton & Hove award winning Library/Jubilee Street development. North Road is a busy thoroughfare linking Queens Road with Gloucester Place (becoming the A23 London Road). There are many other businesses/amenities in the surrounding area including Tesco Express, La Fitness, My Hotel, Carluccios and also a variety of independent offices, shops, restaurants and bars.

ACCOMMODATION The premises comprise a ground and first floor part furnished office which is finished to a high standard as follows:

Ground Floor	308 sq ft (29 m²)
First Floor	308 sq ft (29 m²)

616 sq ft (58 m²)

Amenities:

- Limestone flooring to ground level with wood finish at first floor
- Gas fired under floor central heating
- Modern kitchen with integrated utilities
- Roller security shutter
- 24 hour access
- Alarm System 672
- WC & shower facility
- Broadband connection

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £15,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Office and Premises
- **Rateable Value:** 4,650
- **Rates Payable:** £2013.45 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111