



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

OFFICE/WORKSHOP/STUDIO  
ATTRACTIVE MEWS LOCATION  
HEART OF KEMPTOWN  
1,133 SQ FT (105 SQ M)  
TO LET



ARUNDEL MEWS  
ARUNDEL PLACE  
BRIGHTON  
BN2 1GG

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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## ARUNDEL MEWS, ARUNDEL PLACE, BRIGHTON BN2 1GG

LOCATION	Arundel Mews is situated in a quality mixed use location just off the A259 Coast Road in the heart of Brighton's cosmopolitan "Kemp Town" area. Arundel Place is accessed via Eastern Road between Sussex Square and the Royal Sussex County Hospital. Arundel Place is exited via Arundel Road providing access to the A259 Coast Road and close to the Brighton Marina Village.
ACCOMODATION	<p>Arundel Mews provides a variety of small B1 industrial/studio/office suites with the following units being available:</p> <p><b>Unit 1a:</b></p> <p>Section 1: 25'8" x 25'5" 652 sq ft (60.5 sq m)</p> <p>Section 2: 27'6" x 17'6" 481 sq ft (44.5 sq m)</p> <p><b>Total: 1,133 sq ft (105 sq m)</b></p> <p><b>Amenities:</b></p> <ul style="list-style-type: none"><li>• Plenty of power points</li><li>• Strip lighting</li><li>• Concrete load bearing floor</li><li>• Rear and front locating access doors</li></ul>
SERVICE CHARGE	£600 per quarter
TENURE	Leasehold
LEASE	A new lease is available – terms to be agreed.
RENT	£10,000 per annum exclusive
UNIFORM BUSINESS RATES	To be confirmed
VAT	VAT may be chargeable on the terms quoted
LEGAL FEES	The ingoing tenant to be responsible for both parties' reasonable legal fees
VIEWING	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>

