



RUPERT BURSTOW
Property Consultancy & Acquisitions

NEWLY REFURBISHED OFFICE SUITE CENTRAL BRIGHTON LOCATION 558 SQ FT (51 SQ M) TO LET



**LGF OFFICE, 20 CLARENCE SQUARE
BRIGHTON
BN1 2ED**

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

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



LGf OFFICE, 20 CLARENCE SQUARE, BRIGHTON, BN1 2ED

LOCATION Situated in a highly prominent position just off the main shopping drag of Western Road, Brighton and adjacent to Churchill Square Shopping Centre. Nearby occupiers include main high street banks, restaurants and major retailers. Directly opposite the offices are the delightful green spaces of Clarence Square Park.

ACCOMMODATION The premises comprise of a self contained lower ground floor office with separate WC facilities as follows:

OFFICE:

Internal width 15'3"
Internal depth 36'7"

558 sq ft (51 m²)

- Male & Female WC + HWF
- Cat 2 Lighting
- Fully Carpeted
- Combi Boiler
- Own Street Entrance

TENURE Leasehold/ Licence

LEASE A new lease is available with terms to be agreed

RENT £6,500 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** £5,000
- **Rates Payable:** £2,070 (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

