



RUPERT BURSTOW
Property Consultancy & Acquisitions

QUALITY CITY CENTRE OFFICE SUITES
NEAR TO GRAND PARADE
& ST PETERS CHURCH
413 SQ FT (38 M²)
TO LET



FIRST FLOOR EAST (NORTH SUITE)
GLOBE HOUSE
3 MORLEY STREET
BRIGHTON
BN2 9RA



FIRST FLOOR EAST, GLOBE HOUSE, 3 MORLEY STREET, BRIGHTON BN2 9RA

LOCATION Situated in a most central position in Brighton just off the A23/A27 coming into Brighton close to Grand Parade and St Peter's Church. Morley Street is situated by the old Fruit Market just off Grand Parade on the east and just south of Richmond Parade to the north. The location provides easy access to the A23/A27 and to the A259 Coast Road.

ACCOMMODATION The premises comprise a modern style open plan offices as follows:

North Suite

Internal width: 20'9"

Depth: 19' 10"

Total Office Area: 413 sq ft (38 sq m)

- Open plan office currently partitioned to provide a central open plan area with a partitioned office
- Gas fired central heating
- Intercom
- Carpeted

W/C Communal male and female W/C's with hand wash facilities

KITCHEN Separate kitchen with stainless steel sink and cupboards

TENURE Leasehold

LEASE A new Lease is available for a suggested term of between 1 and 5 years to be agreed.

RENT **North Suite** £5,000 per annum exclusive

UNIFORM BUSINESS RATES

North Suite

- **Description:** Office and Premises
- **Rateable Value:** 4950
- **Rates Payable:** £2380.95 (April 09/10)

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 The ingoing tenant to be responsible for both parties' reasonable legal fees

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

