



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**ALL INCLUSIVE OFFICE SUITES  
+ GARAGE/STORE  
CENTRAL BRIGHTON LOCATION  
TO LET**



**6 STONE STREET  
BRIGHTON  
BN1 2HB**



## 6 STONE STREET, BRIGHTON

**LOCATION** Situated at the midpoint of Stone Street which is accessed via the busy commercial thoroughfare of Preston Street. Brighton's premier commercial thoroughfare of Western Road is a short walk away containing many retailers, banks, restaurants and bars. Churchill Square shopping centre and Brighton Station are also within walking distance.

**ACCOMMODATION** The premises comprise a three-storey office building with vacant offices on ground and first floor levels & separate garage/store as follows:

### OFFICE ACCOMMODATION:

<b>Ground Floor (1)</b>	8' x 11' + 4' x 8'	<b>132 sq ft</b>
<b>First Floor (4)</b>	12' x 11'	<b>132 sq ft</b>
<b>First Floor (5)</b>	16' x 12'	<b>192 sq ft</b>

### GARAGE/STORE:

15'10" x 9'4" + 7'5" x 7'8"	<b>205 sq ft</b>
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**TENURE** Leasehold/Licence

**LEASE** To be negotiated for between 6 months and 1 year

<b>RENT</b>	<b>Office 1</b>	£235 pcm inclusive
	<b>Office 4</b>	£250 pcm inclusive
	<b>Office 5</b>	£325 pcm inclusive
	<b>Garage/Store</b>	£1,500 per annum exclusive of bills

**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**