



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

OFFICE/WORKSHOP/STUDIO  
ATTRACTIVE MEWS LOCATION  
HEART OF KEMPTOWN  
184 SQ FT (17.1 SQ M)  
TO LET



ARUNDEL MEWS  
ARUNDEL PLACE  
BRIGHTON  
BN2 1GG



## 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** Arundel Mews provides a variety of small B1 industrial/studio/office suites with the following units being available:

### UNIT 8

#### GROUND FLOOR STUDIO/WORKSHOP/OFFICE

Depth	17'7"
Width	8'9"
Total area	154 sq ft

#### Separate recessed area/kitchen area

9'3" x 3'3" 30 sq ft

**Total ground floor accommodation 184 sq ft (17.1 sq m)**

- Laminate flooring
- Hand wash basin
- Strip lighting
- 2 Large loft storage areas

**Parking** Free mews parking

**TENURE** Leasehold

**LEASE** New Leases are available – terms to be agreed.

**RENTS** £3,000 per annum to include maintenance

**UNIFORM BUSINESS RATES** To be advised

**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**