



RUPERT BURSTOW
Property Consultancy & Acquisitions

WELL PRESENTED OFFICES
ADJACENT PRESTON PARK
650 SQ FT (60 M²)
(PLUS 2 CAR PARKING SPACES)
TO LET



FIRST FLOOR OFFICES
BISHOPS MOVE HOUSE
SOUTH ROAD
BRIGHTON
BN1 6SB



FIRST FLOOR OFFICES, BISHOPS MOVE HOUSE, SOUTH ROAD, BRIGHTON, BN1 6SB

LOCATION	Situated just off South Road at the lower end of the road close to the junction with Preston Road (A23). The property is therefore in the Preston area of Brighton and provides easy access onto the A23 and the city centre and a mixed use area.						
ACCOMMODATION	<p>The premises comprise a first floor self contained office suite with two car parking spaces as follows:</p> <table><tr><td>Front Office</td><td>20' 1" x 11' 3" – 226 sq ft</td></tr><tr><td>Rear Office</td><td>20' 1" x 17' 4" – 346 sq ft</td></tr><tr><td>Reception Area (to include kitchenette)</td><td>10' 1" x 7' 8" – 77 sq ft</td></tr></table> <p>To include:</p> <ul style="list-style-type: none">• Strip lighting• Fully carpeted• Self contained• Good natural light• Sky lighting• Security entry system• Night storage heaters	Front Office	20' 1" x 11' 3" – 226 sq ft	Rear Office	20' 1" x 17' 4" – 346 sq ft	Reception Area (to include kitchenette)	10' 1" x 7' 8" – 77 sq ft
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W/C	Separate male and female W/Cs with hand wash facilities and further storage cupboard						
	Total Accommodation: 650 sq ft (60 m²)						
PARKING	There are two designated car parking spaces with this suite.						
TENURE	Leasehold						
LEASE	Available on a new 1 year license, alternatively a longer term may be negotiable						
RENT	£7,200 per annum exclusive						
UNIFORM BUSINESS RATES	<table><tr><td>Description:</td><td>Office & Premises</td></tr><tr><td>Rateable Value:</td><td>£6,400</td></tr><tr><td>Rates Payable:</td><td>£3,104 per annum</td></tr></table>	Description:	Office & Premises	Rateable Value:	£6,400	Rates Payable:	£3,104 per annum
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VAT	VAT is not applicable in this instance.						
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 Tel: 01273 731111						