



RUPERT BURSTOW
Property Consultancy & Acquisitions

**MODERN B1 OFFICE UNIT
CITY CENTRE LOCATION
FLEXIBLE LEASE
TO LET**



**UNIT 2
CASTLE STREET MEWS
CASTLE STREET
BRIGHTON BN1 2HD**

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CASTLE STREET MEWS, CASTLE STREET, BRIGHTON, BN1 2HD

LOCATION Castle Street is situated in a very central location in the heart of the City. The development is located at the eastern end of Castle Street, Brighton, on the south side of the road. Castle Street runs parallel with Western Road, between Preston Street and Stone Street. This location provides easy access to the prime shopping thoroughfare of Western Road and is surrounded by many restaurants and bars and all the major Banks. There are also good public transport facilities.

ACCOMODATION The development comprises five newly constructed units offering ground floor workshop/office space, arranged as follows:

UNIT	SQ M	SQ FT	RENT PER ANNUM
2	23	247	£4,000

AMENITIES

- Ground floor W.C.'s with hand wash facilities
- Full height glazing
- Gas fired central heating
- Contemporary finishes
- Wooden floors

TENURE Leasehold.

LEASE New short or long term Leases.

UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** £3,700
- **Rates Payable:** £1,505.90 (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

