



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGH QUALITY "PENTHOUSE STYLE"

OPEN PLAN OFFICE SUITES

OUTSTANDING VIEWS ACROSS THE CITY

CLOSE TO BRIGHTON STATION

2460 - 4600 SQ FT (228 - 427 M²)

TO LET



NORTH WEST SUITE, 9TH FLOOR

TOWERPOINT, NORTH ROAD

BRIGHTON

BN1 1YR

NORTH WEST SUITE, 9TH FLOOR, TOWERPOINT, NORTH ROAD, BRIGHTON

LOCATION

Situated in a most central position in the heart of Brighton's vibrant Queens Road/North Road area. The property is located on the corner of Queens Road and North Road forming part of the North Laine Conservation area and being ultimately a 2 minute walk from Brighton's mainline railway station and a 3 minute walk from the city centre, the clock tower, Churchill Square and Brighton's main commercial thoroughfare of Western Road.

ACCOMMODATION

The premises comprise a high quality 9th floor open "penthouse style" plan suite with a spectacular views across Brighton and the sea as follows:

Width 55'7"
Depth 47'3"

Total area 2460 sq ft (228 sq m)

- Tiled carpeting
- Separate boardroom area
- Separate kitchen area including high and low level cupboards and stainless steel sink
- Cat 2 lighting
- Air conditioning
- Comms Room
- Excellent décor throughout

NB

There is a further suite that could also be made available in the order of 2130 sq ft (197.9 sq m) subject to negotiation. The offices are available as a whole or can be split on a floor by floor basis.



TENURE

Leasehold

LEASE

A new lease to be available with terms to be agreed

RENT

£21 per sq ft on effective fully repairing and insuring basis by way of service charge

SERVICE CHARGE

£5.50 per square foot



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UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** 21,250
- **Rates Payable:** £9336.25 (April 09/10)

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