



MAKING  
PROPERTY  
WORK  
SHW.CO.UK

**TO LET**

**OFFICE – 1,870 SQ FT (173.72 SQ M)**

**6th Floor (Rear), 177 Preston Road, Brighton, East Sussex, BN1 6AG**

**DESCRIPTION**

The property comprises a modern purpose-built office building with accommodation arranged over seven floors. The building is set within landscaped grounds with the subject accommodation being on the sixth floor. The Sixth Floor (rear) comprises predominantly open plan office accommodation, providing air conditioning/comfort cooling, raised access floors and suspended ceilings with recessed modular up lights. The available accommodation benefits from 2 car parking spaces.

**LOCATION**

177 Preston Road is situated on the western side of the A23 Preston Road, at the northern end of Preston Park. Preston Road is one of the main out of town office locations in Brighton & Hove. The A23 links with the A27 one mile to the north providing access to the M23 and national motorway network beyond. Brighton mainline railway station (London Victoria 53 minutes) and the city centre are approximately 1 mile to the south west.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
6th floor office (rear)	1,870	173.72

**AMENITIES / OPPORTUNITY**

- Modern office building
- Manned reception
- Open plan floor plates
- Passenger lifts
- Car parking
- Cycle storage

**RENT**

£37,400 PAX

**TENURE**

The space is available on a new lease on terms to be agreed.

**RATES**

The current Rateable Value of the property is £42,000.

**VAT**

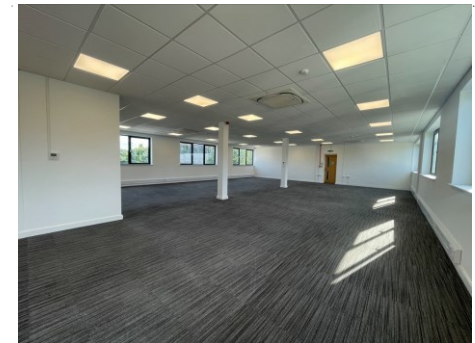
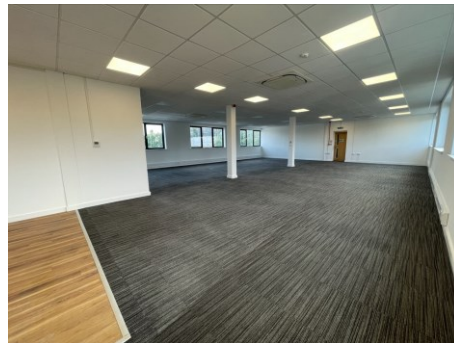
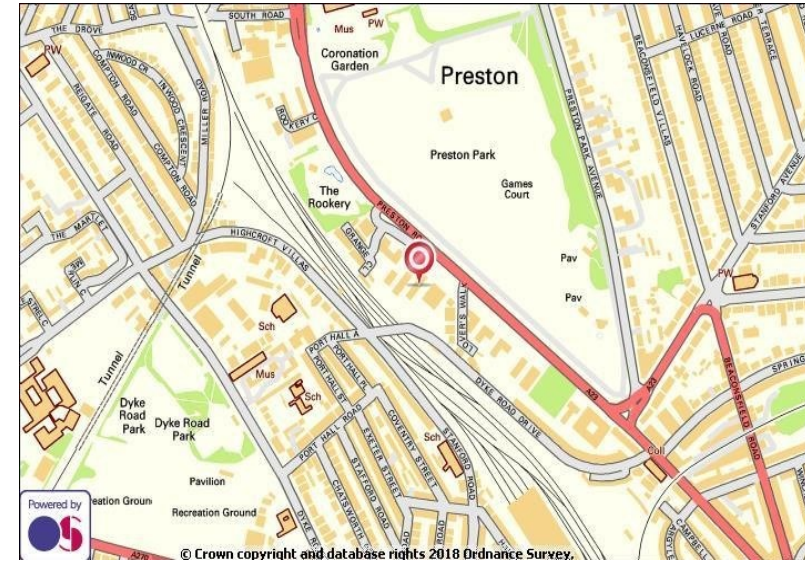
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01273 876 200**

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