

TO LET

OFFICE – 1,870 SQ FT (173.72 SQ M) 6th Floor (Rear), 177 Preston Road, Brighton, East Sussex, BN1 6AG

Rent | £22 Per Sq Ft

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 (IPMS 3)

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

AMENITIES

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

RENT

£41,140 PAX

TENURE

The space is available on s 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 MAKING @SHWProperty e: jdean-milward@shw.co.uk Jasmine Dean-Milward t: 01273 876 209 **SHW Property** PROPERTY in e: jbryant@shw.co.uk **James Bryant** t: 01273 876 252 **SHW Property** WORK SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW.CO.UK

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