



# m Middleton

estates



Old Town Hall Albion Street, Brighton, West Sussex BN42 4AX

**£250 Per month**

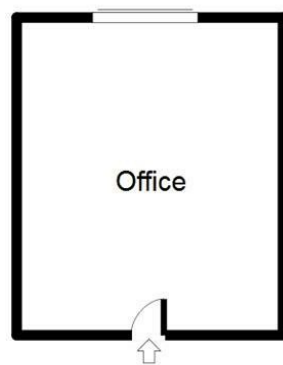
The Old Town Hall is situated within a historic waterfront location which sits alongside the well established Lady Bee Marina. Southwick town centre is a short distance to the north and has excellent road access to the east and west via the A259 and Gatwick and London via the A23. The Old Town Hall was originally built in 1906 and is now arranged as 32 serviced office rooms providing excellent work space for small businesses. The property still retains its period features as well as having an attractive south facing balcony/patio overlooking the adjoining marina and Shoreham Port.

The units are To Let on licenses with the opportunity to give 3 months notice to vacate, after six months or at any subsequent month. The monthly rent paid includes business rates, water and sewage charges, waste disposal services, cleaning of common parts, lighting, electricity, heating, decoration and re-decoration as necessary, maintenance to the premises internally and externally and joint use of common reception area, mail collection, and toilet and kitchen facilities. The rent is paid monthly in advance by standing order and deposits are held for the duration of the term and returned back upon termination.

FEES APPLY

Office  
18'06 x 11'02 (5.64m x 3.40m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	