



## 2 Round Hill Road

Brighton, BN2 3RF

### **TO LET - Office Building** **Rental £17,000 PAX**

**1,290 sq ft**  
(119.84 sq m)

- Character Office Suite
- New Lease
- GF & FF Space

# 2 Round Hill Road, Brighton, BN2 3RF

## Summary

Available Size	1,290 sq ft
Rent	£1,416.66 per month
Rates Payable	£7,552 per annum
Rateable Value	£14,750
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (69)

## Description

The property comprises of a ground & first floor (rear) commercial office space, the unit is open plan with W.C's on both floors

## Location

The property is located just off Ditchling Road with Fiveways a few minutes walk to the north & Brighton City Centre to the south, whilst London Road Station is a short walk away. The Round Hill area is a popular residential location with ample footfall and plenty of retail and restaurant premises including The Open Market, The CO-OP, The Round Hill, The Open House & Flour Pot Bakery.

## Accommodation

The accommodation comprises the following areas:

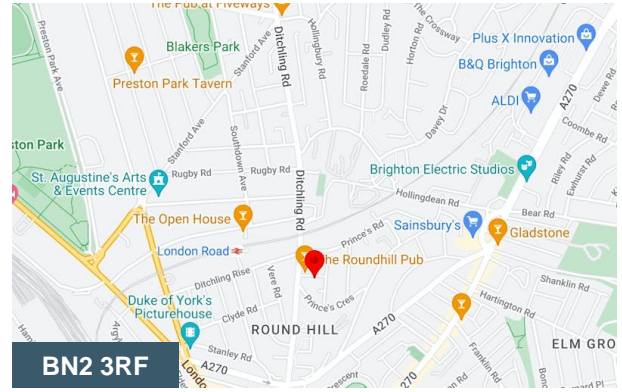
Name	sq ft	sq m
Ground - Office Space	890	82.68
1st - Office	400	37.16
<b>Total</b>	<b>1,290</b>	<b>119.84</b>

## Viewings

Viewings can be arranged via the vendors sole agents - Newlands Property.

## Terms

The property is available by way of a new FRI lease with terms to be agreed and asking rental of £17,000 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

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