



LGF

36 Clarence Square, Brighton, BN1 2ED

**LGF City Centre Office
Space
Rental £10,000 Per Annum**

656.36 sq ft
(60.98 sq m)

- City Centre Position
- Great Starter Unit
- Available Now

LGF, 36 Clarence Square, Brighton, BN1 2ED

Summary

Available Size	656.36 sq ft
Rent	£833.33 per month
Rates Payable	£1,876.48 per annum
Rateable Value	£3,665
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable. VAT is not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (91)

Description

Self-contained Lower ground floor office suite, with laminate flooring throughout and cat 2 lights and suspended ceiling. The space would suit other uses STP.

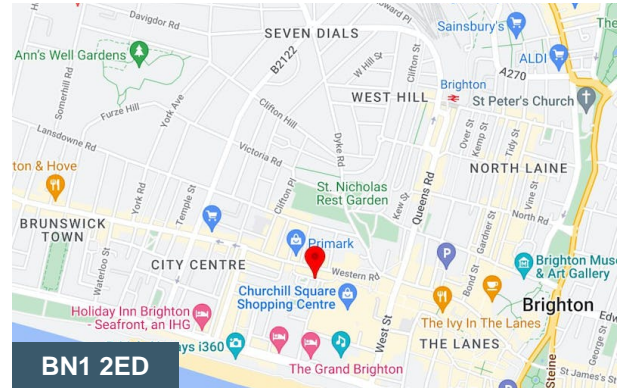
Location

The property is located in Clarence Square just off of Western Road and a short distance from Churchill Square shopping centre and the main seafront promenade. Brighton central station is a short walk up Queens Road and Western Road is on the main bus route.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Lower Ground	656.36	60.98
Total	656.36	60.98



Viewing & Further Information



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