



Central Brighton Office Accommodation To Let

LGF 9 Pavilion Parade
Brighton, BN2 1RA

Office

TO LET

447 sq ft
(41.53 sq m)

- Situated in a prominent location opposite the Royal Pavilion just to the north of the Old Steine close to the junction of Edward Street
- Self contained office space located in a prominent period Grade II Listed Property
- Brighton Railway Station is located to the north west via Church Street and Queens Road (12 minutes walk) with the seafront only 7 minutes away

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Summary

Available Size	447 sq ft
Rent	£12,000 per annum
Rateable Value	£4,050
VAT	To be confirmed. The property may be elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	447	41.53	Available
Total	447	41.53	

Description

A chance to occupy this recently refurbished self contained office space located in a prominent period Grade II Listed Property.

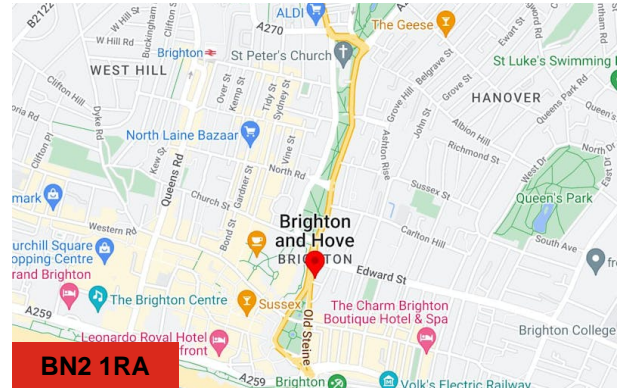
*Newly decorated throughout * 30ft terrace to the rear * Shower & w/c facilities * Kitchenette * LED lights * Timber flooring

Location

Situated in a prominent location opposite the Royal Pavilion just to the north of the Old Steine close to the junction of Edward Street. Brighton Railway Station is located to the north west via Church Street and Queens Road (12 minutes walk) with the seafront only 7 minutes away. The city centre is well served by frequent bus services with Old Steine stops D and F nearby. The busy A23 is a major arterial route into Brighton. To the north, London Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

Terms

A new lease is available for a term to be negotiated at a commencing rent of £12,000 per annum exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees



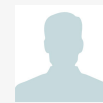
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