



PCM
£2,000 PCM

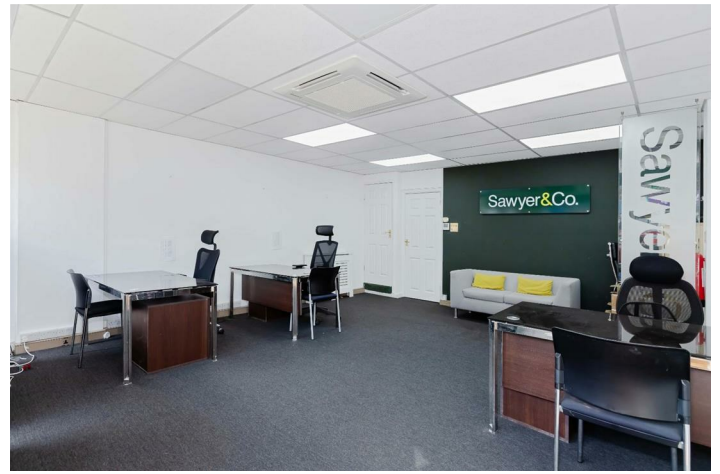
Station Road, Brighton

- LOCATED ON STATION ROAD
- RETAIL AREA WITH KITCHEN, TWO CLOSE TO LOCAL AMENITIES & TOILETS & ADDITIONAL OFFICE
- THREE PARKING SPACES & ADDITIONAL FORECOURT
- STORAGE UNIT TO REAR
- LONG TERM AGREEMENT
- UNFURNISHED

Robert Luff & Co are delighted to offer to market this ideal opportunity to rent this commercial office located in the highly popular Station Road. The ground floor is an ideal retail area and the first floor comprise a suitable office with space for multiple work stations, two WCs & kitchen. Also benefitting from three parking spaces, forecourt and additional storage until to the rear.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Forecourt

Retail Area 21'4 x 18'4 (6.50m x 5.59m)

Storage

Office 18'4 x 16 (5.59m x 4.88m)

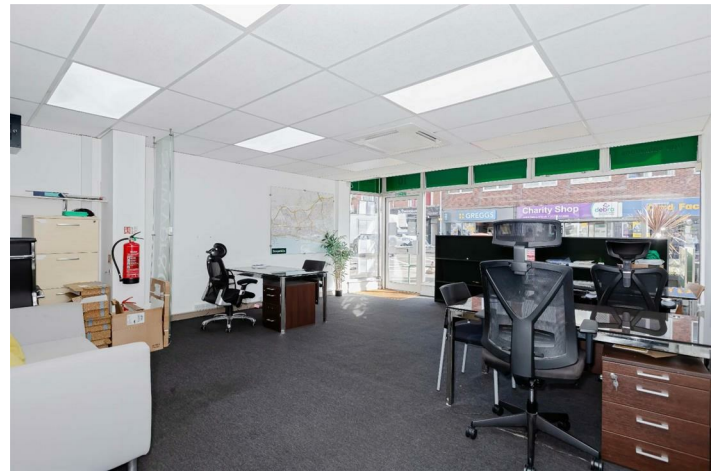
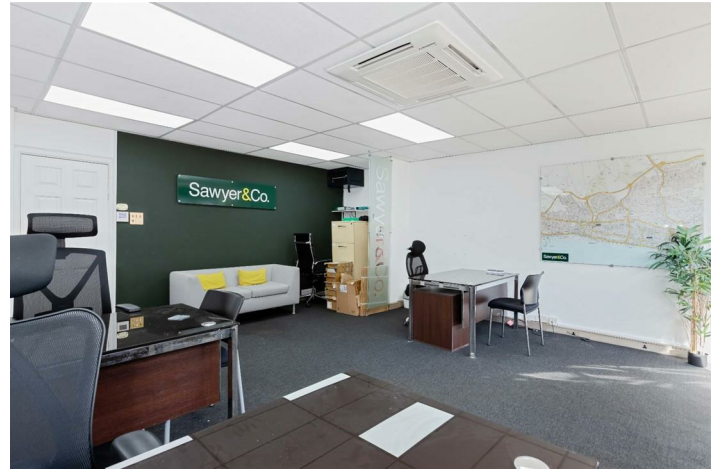
Kitchen 9'2 x 6'1 (2.79m x 1.85m)

WC

WC

Three Parking Spaces

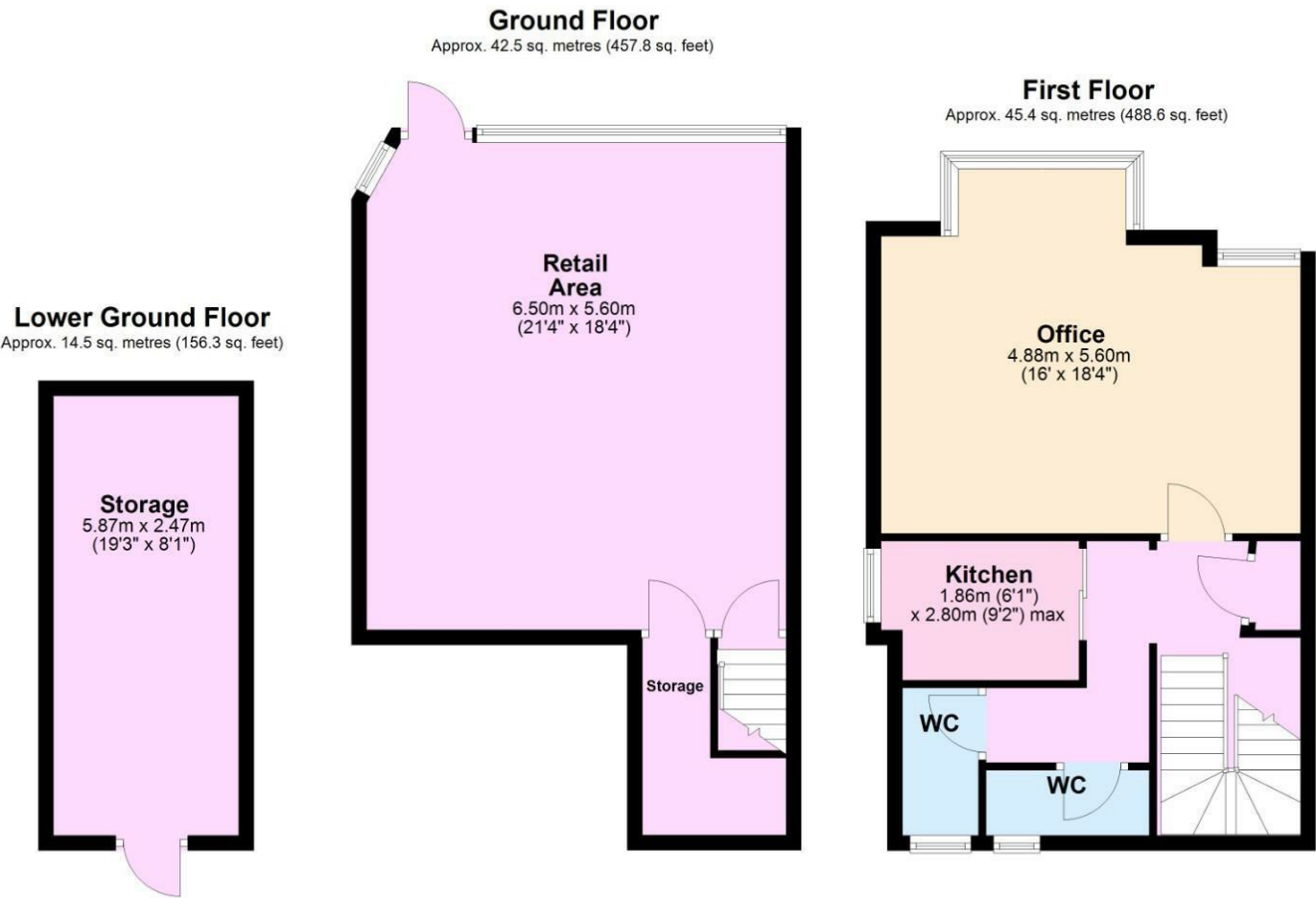
Additional Storage Unit



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.