

# Avard

Estate Agents



1 Rock Street

, Brighton, BN2 1NF

**£1,400 Per month**





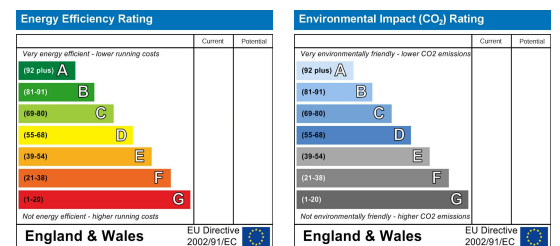
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Spanning over 2 floors
- Financial/Professional services
- Approximately 1,800 square feet
- Each party to pay their own legal costs unless otherwise agreed.
- A1/A2 Usage
- Ready To View
- Self Maintaining Lease
- Long Term



Avard estate agents are delighted to offer for let this fabulous commercial unit spanning over 2 floors with A1/A2 usage financial/professional services. The 2 floors consist of basement and ground floor and have several individual offices within the unit. the office space covers approximately 1800 square feet and must be viewed to be fully appreciated.

These premises are within close proximity to Kemp Town village with its array of cafes, boutiques and village life. Brighton city centre and the beautiful beach are also easily accessible. There are great transport links to London from Brighton mainline station. At the end of this quiet road is a path that leads to the racecourse and gives access to the National South Downs.



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