



SHW

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PROPERTY
WORK**
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TO LET

OFFICE – 1,870 SQ FT (173.72 SQ M)

6th Floor (Rear), 177 Preston Road, Brighton, East Sussex, BN1 6AG

LOCATION

177 Preston Road is situated on the western side of the A23 Preston Road, at the northern end of Preston Park. Preston Road is one of the main out of town office locations in Brighton & Hove.

The A23 links with the A27 one mile to the north providing access to the M23 and national motorway network beyond. Brighton mainline railway station (London Victoria 53 minutes). and the city centre are approximately 1 mile to the south west.

DESCRIPTION

The property comprises a modern purpose-built office building with accommodation arranged over seven floors. The building is set within landscaped grounds with the subject accommodation being on the sixth floor.

The Sixth Floor (rear) comprises predominantly open plan office accommodation, providing air conditioning/comfort cooling, raised access floors and suspended ceilings with recessed modular up lights. The available accommodation benefits from 2 car parking spaces.

ACCOMMODATION (IPMS3)

	Area (sq ft)	Rate (£/sq ft)
6 th Floor Office (rear)	1,870	173.72

RENT

£41,140 per annum exclusive

AMENITIES / OPPORTUNITY

- Modern office building
- Manned Reception
- Open plan floor plates
- Passenger lifts
- Car Parking
- Cycle Storage

RATES

We have verbally been informed by the Local Authority that the premises have a Rateable Value of £42,000

TENURE

The space is available on a new lease on terms to be agreed.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

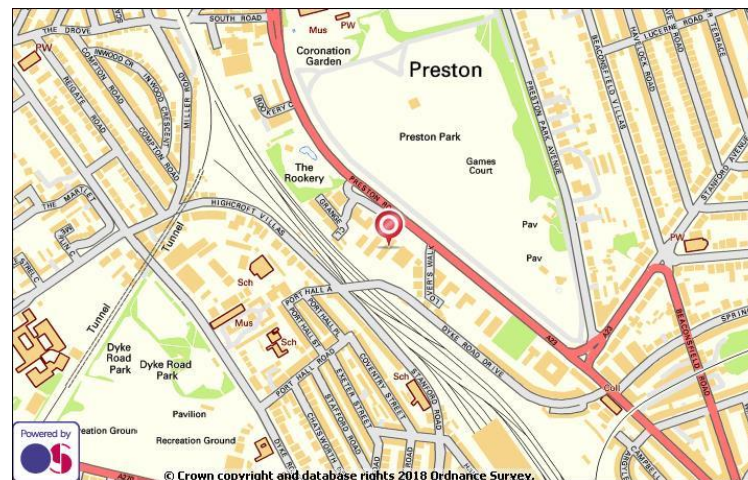
Each party to be responsible for their own legal costs.

SERVICE CHARGE

A service charge is payable - information on request.

EPC

This property has an EPC rating of C



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