



SHW

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TO LET

**OFFICE – 2,056 SQ FT (191 SQ M)
169 Preston Road, Brighton, BN1 6AG**

LOCATION

Situated alongside the A23 and overlooking Preston Park. Adjoining occupiers include Travelodge, the NHS, office buildings and residential developments. There are frequent bus services to the city centre which pass outside the property. The London Road shopping thoroughfare and Preston Park / Brighton railway stations are within walking distance.

DESCRIPTION

The property comprises a detached bay fronted period office building which may suit alternative uses, subject to any necessary consents. The building is principally arranged as good sized separate rooms with period features and high ceilings.

There here are male & female WCs and a kitchen on the first floor.

There is a small basement presently used for storage.

There is a front garden and upto four car parking spaces.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground & First Floor	2,056	191

AMENITIES / OPPORTUNITY

- Could suit alternative uses, subject to any necessary consents
- Comprising a number of separate rooms off a central hallway.
- Male/female WCs.
- Kitchen on 1st floor.
- Small basement presently used for storage.
- Up to 4 car parking spaces
- Front garden

RENT

£30,000 Per annum exclusive

TENURE

The property is available by way of a new FRI lease on terms to be agreed.

RATES

Rateable value to be reassessed.

VAT

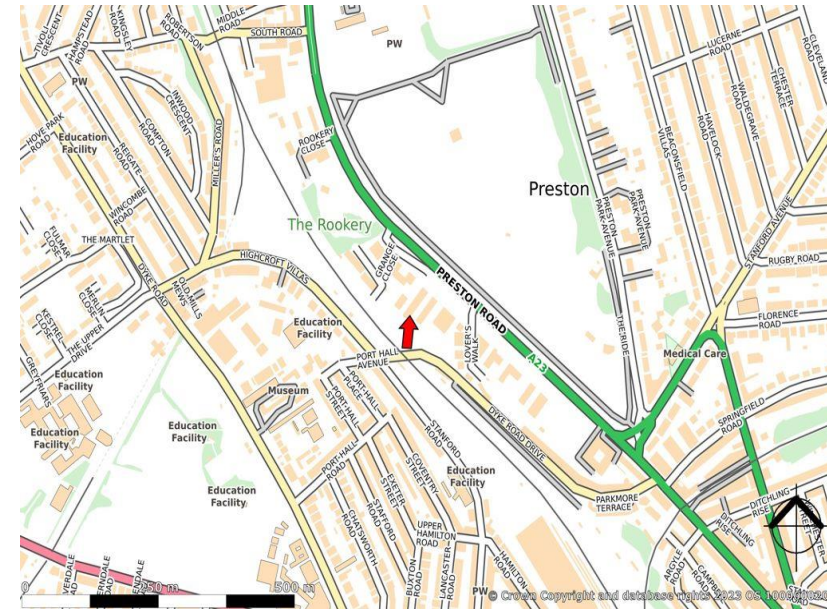
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

101-125 **E** 124 E



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