

**ALL INCLUSIVE OFFICE SUITES**  
**NEWLY REFURBISHED**  
**248 - 505 sq ft**  
**TO LET**



**STANFORD HOUSE, SOUTH ROAD**  
**PRESTON PARK**  
**BRIGHTON, BN1 6SB**

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<b>LOCATION</b>	Situated in a highly prominent and visible location just off the A23 (Preston Road) opposite Preston Park. The property is situated at the lower end of South Road on the south side of the road, adjacent to the Esso filling station. South Road is a busy "cut through" from Dyke Road in Hove onto the A23/Preston Road on a particularly busy junction.				
<b>ACCOMODATION:</b>	The premises comprise of a first and second floor office as follows:  <table><tr><td><b>FIRST FLOOR OFFICE</b></td><td><b>257 sq ft</b></td></tr><tr><td><b>SECOND FLOOR OFFICE</b></td><td><b>248 sq ft</b></td></tr></table> <ul style="list-style-type: none"><li>• GCH</li><li>• Fully Carpeted</li><li>• Good natural light</li></ul>	<b>FIRST FLOOR OFFICE</b>	<b>257 sq ft</b>	<b>SECOND FLOOR OFFICE</b>	<b>248 sq ft</b>
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<b>TENURE</b>	Leasehold/ Licence				
<b>LEASE:</b>	New lease/licence to be negotiated				
<b>RENT:</b>	<b>First Floor</b> £700 per calendar month inclusive <b>Second Floor</b> £450 per calendar month inclusive				
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs				
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Commercial Ltd</b> <b>Tel: 01273 233333</b>				