

**GROUND FLOOR D1/D2/B1 SUITE  
SUITABLE FOR VARIETY OF USES  
729 SQ FT (68 M2)**

**ALL INCLUSIVE RENT**



**34/36 ST GEORGES ROAD  
BRIGHTON  
BN2 1ED**

**LOCATION**

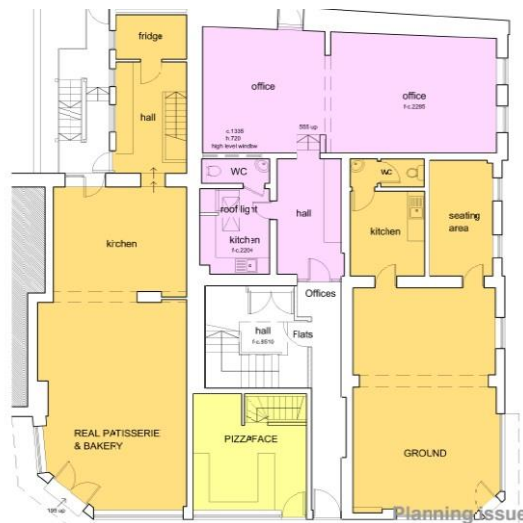
Situated on the northern side St Georges Road, in a parade of shops in this busy commercial thoroughfare. The main A259 seafront road is a short distance to the south while Sussex county hospital is a short distance to the north.

**ACCOMMODATION**

The premises comprise ground floor B1/D1/D2 suite, arranged as follows:

<b>ENTRANCE HALL/WAITING AREA</b>	<b>104 sq ft</b>
<b>KITCHEN + WC</b>	<b>116 sq ft</b>
<b>OFFICE/STUDIO</b>	<b>509 sq ft</b>

- Open Plan
- Newly decorated
- Good Natural Light



**AREA IN PURPLE**

<b>TENURE</b>	Leasehold				
<b>LEASE</b>	New Lease				
<b>RENT</b>	£15,000 per annum inclusive of all bills				
<b>UNIFORM BUSINESS RATES</b>	<table><tr><td><b>Description:</b></td><td><b>Office and Premises</b></td></tr><tr><td>Rateable Value:</td><td>£TBC</td></tr></table>	<b>Description:</b>	<b>Office and Premises</b>	Rateable Value:	£TBC
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Rateable Value:	£TBC				
<b>VAT</b>	VAT is not chargeable on the terms quoted				
<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 Property Ltd</b> <b>Tel: 01273 233333</b>				