

B1/D1 OFFICES
1734 SQ FT (159 m2)
CENTRAL BRIGHTON
TO LET



31-32 NEW ROAD
BRIGHTON
BN1 1UG

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION

The property is situated at the southern end of New Road which links North Street and Church Street. New road has a variety of commercial occupiers including many bars and restaurants and also a theatre. Pavilion gardens are a short walk away.

ACCOMMODATION

The premises comprise first second and third floor D1/B1 offices, arranged as follows:

31 NEW ROAD

First Floor Front	138 sq ft
First Floor Rear	134 sq ft
Second Floor Front	180 sq ft
Second Floor Rear	117 sq ft
Third Floor Front	185 sq ft
Third Floor Rear	100 sq ft
Total	854 sq ft (78 m2)

- Carpeted
- WC + HWF
- Electric Heaters
- B1
- Roof Storage
- Connected to 32 New Road

32 NEW ROAD

First Floor Front	188 sq ft
First Floor Rear	124 sq ft
Second Floor Front	152 sq ft
Second Floor Rear	123 sq ft
Third Floor Front	178 sq ft
Third Floor Rear	115 sq ft
Total	880 sq ft (81 m2)

- Carpeted
- WC + HWF
- Electric Heaters
- D1
- Roof Storage

TOTAL **1734 SQ FT (159 M2)**

TENURE	Leasehold
LEASE	New Lease to be negotiated
RENT	OIRO £30,000 per annum exclusive
VAT	VAT may be chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333