

MODERN FIRST FLOOR OFFICES
72 SQ FT – 1056 SQ FT
ALL INCLUSIVE RENTS
TO LET



KINGSLAKE HOUSE
UNION STREET, BRIGHTON
BN1 1HA

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LOCATION

Kingslake House is located on Union Street which is in the heart of the Brighton Lanes. The Lanes comprises a mixture of independent retailers, restaurants and offices. Brighton Pier, The Royal Pavilion and Churchill Square Shopping Centre are all approximately a five minute walk away. Regular bus services run along nearby North Street providing direct routes across the city. Brighton Mainline Train Station is approximately a 10 minute walk to the North.

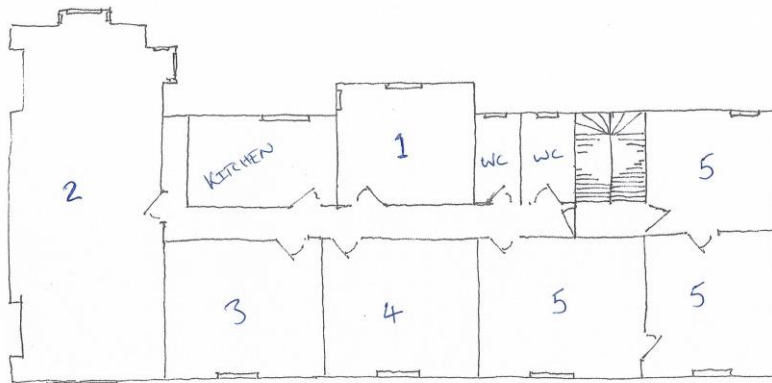
ACCOMMODATION

The premises comprise first floor offices, arranged as follows:

FIRST FLOOR

Room 1	72 sq ft
Room 2	355 sq ft
Room 3	115 sq ft
Room 4	115 sq ft
Room 5	399 sq ft

- Carpeted
- Alarmed
- Male and Female WC's
- Kitchenette
- Good Natural Light
- Storage Heaters

**TENURE**

Leasehold/Licence

LEASE

New Lease

RENT	Room 1	£250 per calendar month
	Room 2	£800 per calendar month
	Room 3	£350 per calendar month
	Room 4	£350 per calendar month
	Room 5	£1,000 per calendar month
	(All bills included except telecoms)	

If you want the entire floor please contact my office for further information

VAT VAT is not 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