

**MODERN SECOND FLOOR OFFICES**  
**1014 SQ FT**  
**AVAILABLE NOW**  
**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.

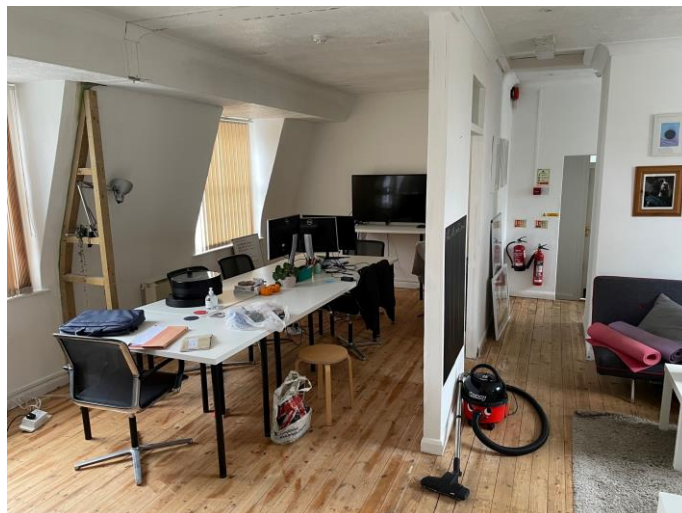
**ACCOMMODATION**

The premises comprise first floor offices, arranged as follows:

**SECOND FLOOR**

<b>Room 1</b>	<b>106 sq ft</b>
<b>Room 2</b>	<b>119 sq ft</b>
<b>Room 3</b>	<b>100 sq ft</b>
<b>Room 4</b>	<b>140 sq ft</b>
<b>Room 5</b>	<b>133 sq ft</b>
<b>Open Plan Office</b>	<b>416 sq ft</b>
<b>Total</b>	<b>1014 sq ft</b>

- Wood floor
- Spot lighting
- Male and Female WC's
- Kitchenette + Kitchen Storage
- Shower
- Storage Heaters
- Entry Phone



<b>TENURE</b>	Leasehold/Licence
<b>LEASE</b>	New Lease
<b>RENT</b>	Rent £18,000 per annum inclusive of service charge and water
<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>