

MODERN CENTRAL BRIGHTON OFFICE/STUDIO
ALL INCLUSIVE RENT
688 SQ FT (63 M2)
TO LET



12a RICHMOND PARADE
BRIGHTON
BN2 9QD

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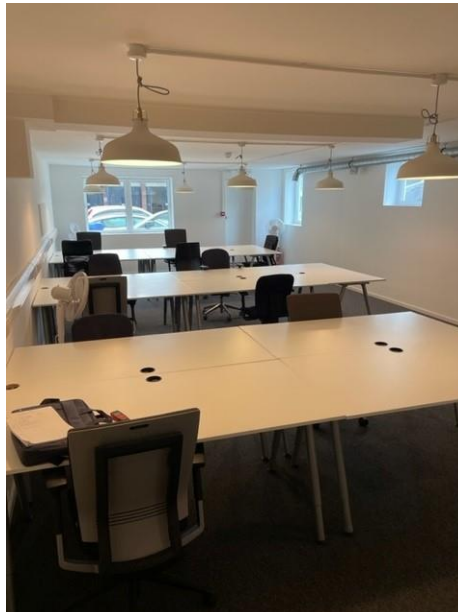
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LOCATION

The property is situated in a highly prominent location in Richmond Parade. The main A23 London Road out of Brighton is easily accessible. Brighton's Mainline Train Station is a short walk to the West also including Brighton's main shopping thoroughfare of Western Road and North Street.

ACCOMMODATION

The premises open plan office/studio as follows:

OFFICE/STUDIO**688 sq ft (63 m2)**

- Good Natural Light
- WC x 2
- Newly decorated
- All inclusive rent
- Air filtration system
- Kitchenette
- Fastest internet

TENURE	Leasehold
LEASE	New lease/licence to be negotiated
RENT	£26,000 per annum inclusive of all bills including rates, water, electric and internet.
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