

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.

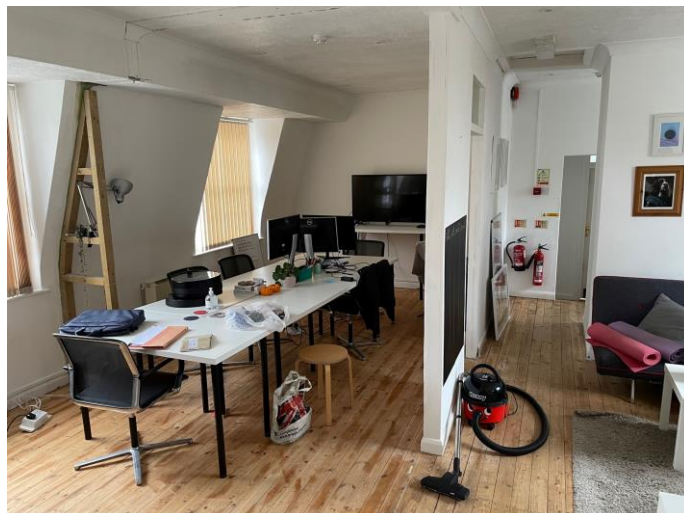
ACCOMMODATION

The premises comprise first floor offices, arranged as follows:

SECOND FLOOR

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

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



TENURE	Leasehold/Licence
LEASE	New Lease
RENT	Rent £18,000 + VAT per annum inclusive of service charge
VAT	VAT is 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