

MODERN FIRST FLOOR OFFICES
1056 SQ FT
ALL INCLUSIVE RENT
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.

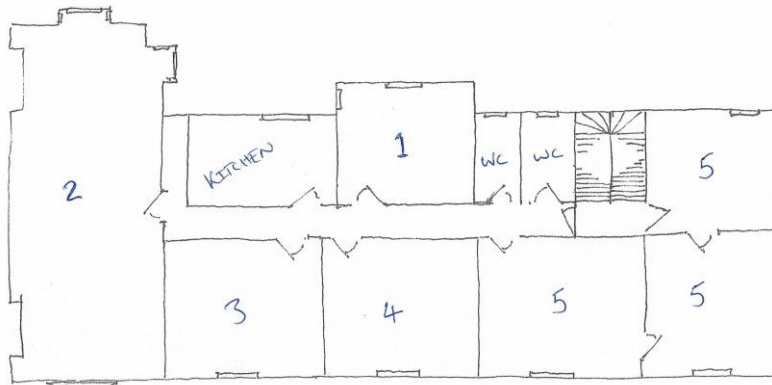
ACCOMMODATION

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
Total	1056 sq ft

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

**TENURE**

Leasehold/Licence

LEASE

New Lease

RENT	Rent £19,000 + VAT per annum inclusive of all bills
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