

CITY CENTRE OFFICE SUITES TO LET

AVAILABLE WITH IMMEDIATE OCCUPATION ON A LICENCE AGREEMENT

LET ON A FULLY INCLUSIVE RENTAL BASIS

ONLY 1 MONTH'S DEPOSIT REQUIRED



SUPERFAST BROADBAND INCLUDED WITHIN THE RENT

23 GRAND PARADE BRIGHTON EAST SUSSEX BN2 9QB

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP

01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

Andrew Algar BA Hons | Richard Town BA Hons, MARLA | Nicholas Hapgood
Henry Adams HRR Commercial Ltd is an independently owned Limited company.

Registered in England and Wales No. 13177127

Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277

LOCATION

The property is situated in a prime city centre location fronting Grand Parade, between London Road and The Old Steine. Churchill Square Shopping Centre, the North Laines and Brighton Station are all within a 10-minute walking distance. A Google Street View of Grand Parade can be downloaded through Google Maps by typing in the property's postcode BN2 9QB

DESCRIPTION

The building is a beautiful Grade 2 listed Georgian townhouse with a refurbished interior including modern facilities, fast fibre broadband and a lovely flint-walled outside courtyard. It is just minutes from the seafront, the station and central Brighton's huge range of shops, cafes, bars and restaurants. Various rooms available that would suit from 2 to 9 desks.

KEY FEATURES

- Superfast broadband included (up to 170 Mb)
- Dedicated kitchen area (shared)
- Ladies and gents' toilets
- Private rear walled courtyard
- Meeting room available for hire at a nominal fee

We have been advised superfast broadband is available through Wessex Internet www.wessexinternet.com
Interested parties are advised to contact Wessex Internet to verify the services available.

CURRENT AVAILABILITY

Details upon application

TERMS

Flexible terms inclusive of heating, electricity, business rates and business broadband, exclusive of VAT.

VIEWING ARRANGEMENTS

By appointment through sole appointed agent's
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

LOCATION MAP - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.