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**TO LET**

**OFFICE/CLASS E – 2,731 SQ FT (253.71 SQ M)**

**164-165 Western Road, Brighton, East Sussex, BN1 2BB**

**DESCRIPTION**

The property offers 2,731 sq ft of open plan space. The offices feature air conditioning, double glazing, a kitchenette, W/Cs and a video entry system for added security.

The available space is over the second and third floors and has self contained kitchen and W/C facilities.

**LOCATION**

The property is situated on Western Road in the heart of Brighton close to the Churchill Shopping Centre, the North Laines, Lanes and Brighton Station.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Second Floor	1,569	145.76
Third Floor	1,162	107.95
<b>TOTAL</b>	<b>2,731</b>	<b>253.71</b>

**AMENITIES / OPPORTUNITY**

- Double glazing
- Open plan
- WCs
- Video lock
- Air conditioning
- Kitchenette
- Central location

**RENT**

£25 psf

**RATES**

Rateable value to be reassessed.

**VAT**

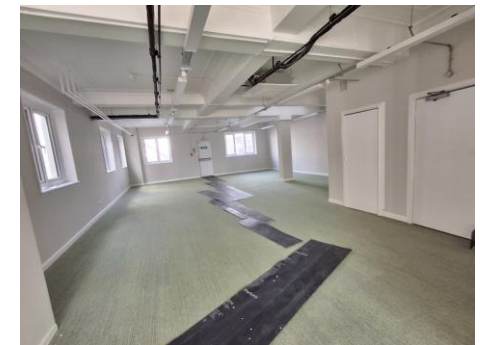
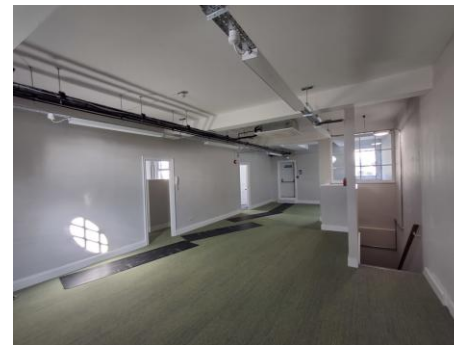
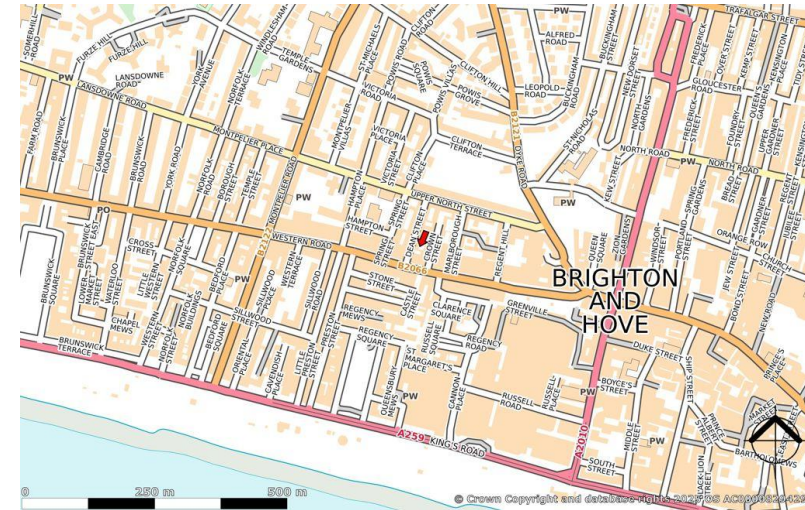
No VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 01273 876200**

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