

OFFICE/STUDIOS
SUITABLE FOR VARIETY OF USES
249 – 1,028 SQ FT
ALL INCLUSIVE RENT



CLERMONT HALL
CUMBERLAND ROAD
BRIGHTON
BN1 6SL

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LOCATION

Situated at the top end of Cumberland Road at the rear of a large unused Church. Easy access to the main London Road which takes you in and out of Brighton is a short walk away. Preston Park Station is also a short distance away to the North.

ACCOMMODATION

The premises comprise a ground and first floor Studio/Office space as follows:

Ground Floor Front**Room 1****524 sq ft**

- Wood flooring
- Kitchenette
- Separated into two rooms
- WC +HWF

**First Floor Front****Room 1****255 sq ft**

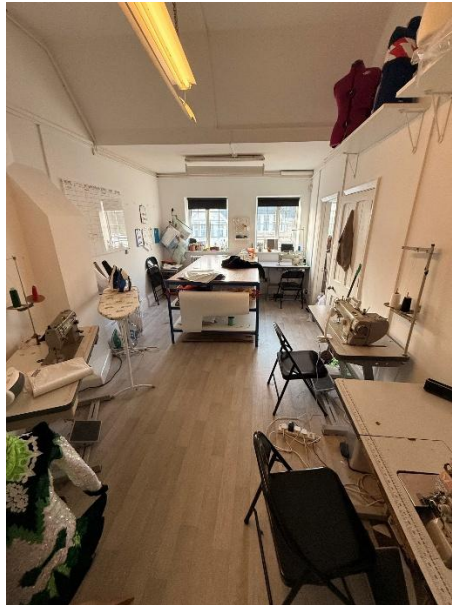
- Wood Flooring



Room 2

249 sq ft

- Wood Flooring
- WC
- Storage Cupboard

**TENURE**

Leasehold/Licence

LEASE

New flexible lease/licence is available

RENT

Ground Floor Room 1 - £1,000 pcm inclusive of all bills

First Floor Room 1 - £600 pcm inclusive of all bills

First Floor Room 2 - £700 pcm inclusive of all bills

All three rooms are available together. (Price on Application)

LEGAL FEES

Incoming tenant to bear both parties legal costs

VIEWING

Strictly via a prior appointment through sole agent:

Tom Graves Prop Ltd**Tel: 01273 233333**