

LOWER GROUND FLOOR OFFICES

418 sq. ft (38.83 sq. m)



Oakley

Your Sussex Property Expert



9 Marlborough Place, Brighton, BN1 1UB

- Refurbished office suite
- Excellent central location-10 mins from station
- Rent inclusive of utilities.
- Opposite enhanced Valley Gardens project

Commercial & Residential Property throughout Sussex

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LOCATION

The property is situated in a prime location fronting Marlborough Place in the heart of Brighton, just north of the Royal Pavilion. Marlborough Place forms part of the main A23 north/south in and out of Brighton City Centre. The offices overlook Victoria Gardens to the east. Access to Brighton City Centre, The North Laine and Kemptown shopping areas are all within short walking distance and there is excellent bus links to the City Centre as well as Brighton Mainline Railway Station approximately half a mile to the north west. The immediate area externally has been transformed as part of the Valley Gardens regeneration project, designed to promote pedestrian access into the green heart of the city.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1UB.

DESCRIPTION

The available accommodation is arranged on the lower ground floor of this five-storey period building. The premises have recently been redecorated and re-carpeted throughout and benefit from new lighting. The suite can be accessed via a shared entrance corridor or by separate street access. Kitchen and Wc facilities are available. The remainder of the building is occupied by Martin Searle Solicitors.

ACCOMMODATION

The accommodation briefly comprises:

| | <i>SQ.FT</i> | <i>SQ.M</i> |
|------------------|--------------|--------------|
| <i>3 Offices</i> | <i>418</i> | <i>38.83</i> |
| Total | 418 | 38.83 |

TENURE

The property is available on a new lease for up to 3 years.

RENT

£10,000 per annum inclusive of utility bills and as cleaning of the common areas (kitchen and toilets), building maintenance and insurance. Tenants are responsible for their own telephones and broadband.

BUSINESS RATES

These are charged on a pro rata basis as the whole building is assessed as one. The approximate rates payable for the office is £2,680 per annum.

DEPOSIT

A rent deposit and references may be required by the landlord.

LEGAL FEES

Each party to be responsible for their own legal fees incurred within this transaction.

VAT

VAT is not applicable on the rent.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT



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