



## 144 Albion Street

Southwick, Brighton, BN42 4AU

**TO LET - Newly Built Office  
Suite with parking  
Rental £12,000 PAX**

**592 sq ft**  
(55 sq m)

- Available on new lease/ licence
- 2x car parking spaces
- Sea Views

# 144 Albion Street, Southwick, Brighton, BN42 4AU

## Summary

<b>Available Size</b>	592 sq ft
<b>Rent</b>	£1,000 per month
<b>Business Rates</b>	To be reassessed by VOA.
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property is a newly constructed self-contained office suite, with W.C excellent natural light and comes with two off road parking spaces. Open plan unit with ample power points, LED lighting, W.C and Kitchenette space.

Great opportunity for a new or expanding business looking for a well presented commercial space.

## Location

Located on South side of Albion Street, Southwick the property links directly onto the main A259 trunk road and is a short walk to Southwick railway station offering direct routes to Brighton/ London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	592	55
<b>Total</b>	<b>592</b>	<b>55</b>

## Viewings

Viewings can be arrange via landlords sole agent - Newlands Property

## Terms

Available on a new lease / licence with terms to be agreed, asking rental £12,000 per annum exclusive.



## Viewing & Further Information



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