



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

Summary

Available Size	592 sq ft
Rent	£1,000 per month
Business Rates	To be reassessed by VOA.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	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.

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
Total	592	55

Viewings

Viewings can be arranged 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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