

# BARON ESTATES

FIRST FLOOR, 20 NEW ROAD, BRIGHTON- RENT: £10,000 PER ANNUM



- FIRST FLOOR OFFICE SUITE SITUATED IN CLOSE PROXIMITY TO TRAIN STATION
- WELL MAINTAINED COMMUNAL AREAS
- SOUGHT AFTER BRIGHTON LOCATION
- 445 SQ FT
- LIFT AND STAIRS



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9 East Street Arcade, Brighton, BN1 1HR

**FIRST FLOOR, 20 NEW ROAD, BRIGHTON, EAST SUSSEX. BN1 1UF**  
**RENT: £10,000 PER ANNUM, AVAILABLE: NOW**

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- VIEWING BY APPOINTMENT THROUGH BARON ESTATES LETTINGS

**Description:**

This building is located in one of the most popular areas of Brighton and within easy walking distance from the Pavilion Gardens. The office suite benefits from a security entry phone system, lift to all floors, double glazing and wash facilities. The office space is fully carpeted with suspended ceilings and modern lighting and there are numerous windows to all areas providing natural light.

**Location:**

Located within the city centre near the Theatre Royal and Pavilion Gardens the property is within easy walking distance of the Brighton main railway station and various car parks nearby.

The approximate size of the office space is 445 sq. ft.

**Rates:**

Approx. £4000 pa

**Rent Deposit:**

A deposit and references will be required by the landlords (subject to covenant status)

**Lease Terms:**

The offices are available on a new full repairing and insuring lease for a term to be agreed

**Service Charge:**

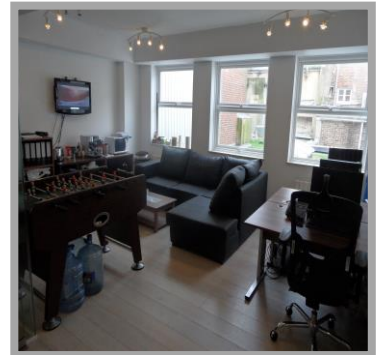
There is a service charge to cover refuse collection, exterior maintenance and cleaning of common areas. Details upon application

**Legal costs:**

Both parties to bare their own legal costs for legal Conveyancing

**Vat:**

We have been advised that VAT will be applicable on the terms stated above.



**VIEWING STRICTLY BY APPOINTMENT WITH BARON ESTATES**

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.