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Blakers House, 79 Stanford Avenue, Brighton, BN1 6FA
TO LET - FLEXIBLE TERMS: DETACHED OFFICE BUILDING

LOCATION



Situated on a prominent corner in Stanford Avenue adjacent with Southdown Road, linking the popular Fiveways area of Brighton to Preston Road/London Road and the main A23. Local amenities include Blakers Park, Preston Park, Fiveways shopping and cafes, plus Preston Park station only 20 minutes walk.

Description

Available on flexible leasing terms with secluded outdoor space and meeting room. Suburban Brighton within reach of the city centre.

Key Features

- Attractive Period Corner Office Building
- Recently Refurbished
- Unique Outside Space
- New Lease - Flexible Terms

Accommodation

Ground, First & Second Floor Offices 3,098 sq ft (287.81 m2)

Attractive entrance reception area shared with the ground floor occupier and main staircase leading to:

Ground floor - 1,803 sq ft

First floor - four separate private offices sharing a landing area with a total office area of 785 sq ft.

Half Landing - exclusive to first and second floor tenant comprising staff kitchen area and male/female wc's.

Second floor - spacious open plan office with good natural light with a total office area of 510 sq ft.

TOTAL OFFICES 3,098 sq ft (287.81 m2)

Amenities

- fully carpeted.
- strip lighting.
- data and telephone points.
- good natural light throughout offices.
- high floor to ceiling height.
- Velux windows on second floor.
- mature outside secluded garden and patio area for staff and clients.
- potential use of main boardroom by arrangement.
- bike spaces.
- plenty of localised on street parking.

Terms

Lease term by negotiation.

Rent £65,000 per annum, exclusive plus service charge as outlined.

Lease

For a term to be negotiated for immediate occupation and for no less than 12 months.

Rent Review

By negotiation.

Repairing Liability



A new Full Repairing and Insuring lease for the entire building or by way of a Service Charge.

Business Rates

TBC.

VAT

The building may be elected for VAT, therefore VAT may be payable on the terms quoted.

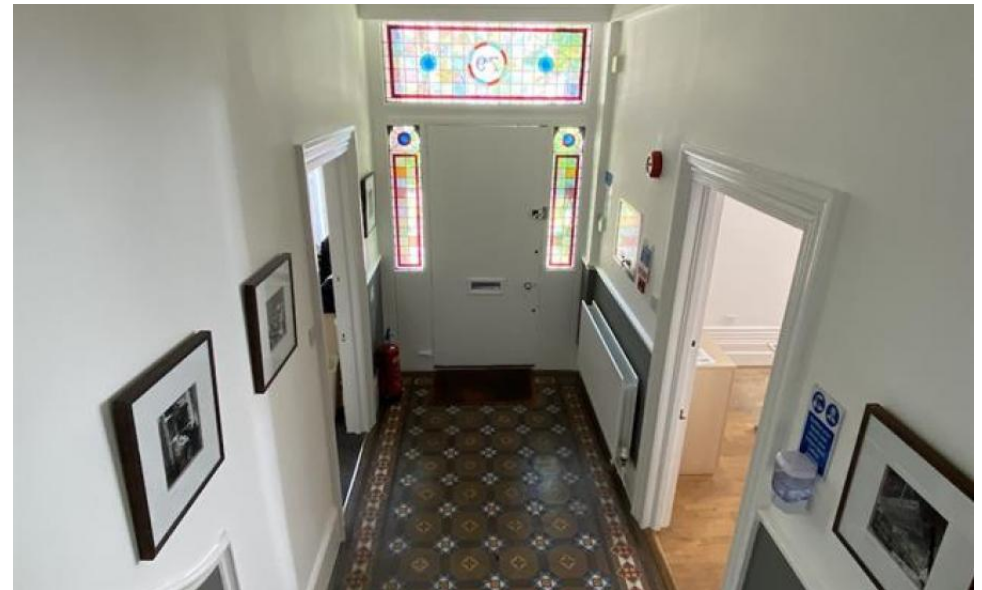
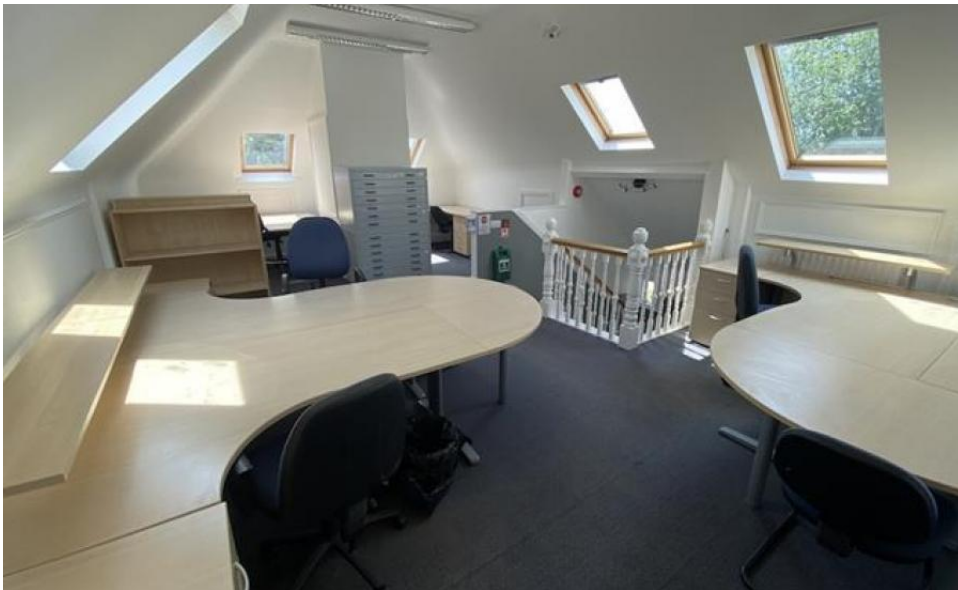
Legal Fees

Each party to pay for their own legal costs on any transaction.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.











GET IN TOUCH
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