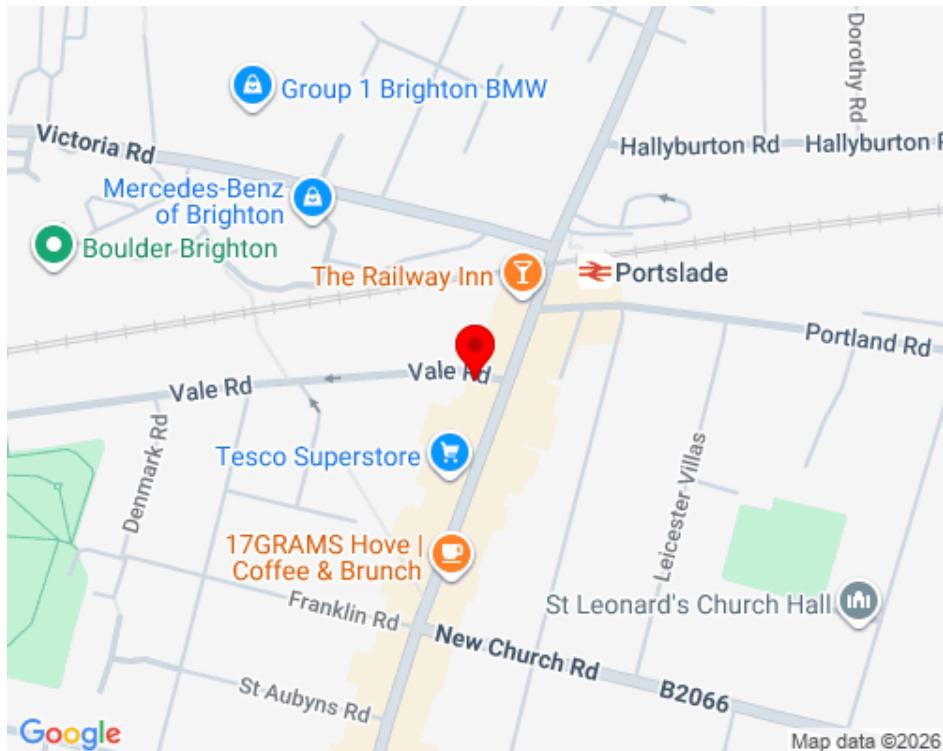




# LOCATION



## Description:

A distinctive three-storey office building arranged over ground, first and second floors, formerly the headquarters of the Sussex Law Society. The property offers well-presented, self-contained office accommodation with period features and excellent natural light throughout.

## Key Features:

- Prominent corner position with front forecourt
- Flexible Class E accommodation over three floors
- Three demised parking spaces to the rear
- Available for immediate occupation on flexible terms

## Accommodation:

The approximate net internal areas measured are as follows:

Ig: 25.36 sq m (273 sq ft)

Ground Floor: 36.98 sq m (398 sq ft)

First Floor: 24.15 sq m (260 sq ft)

**Total:** 86.49 sq m (931 sq ft)

## Rent:

£22,000 per annum

## VAT:

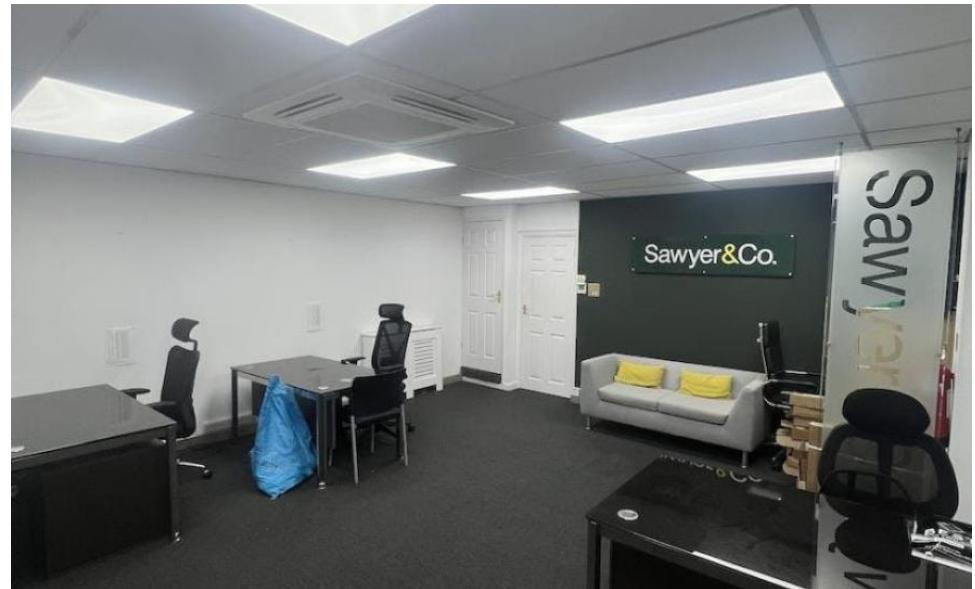
VAT is Not applicable

## Legal Fees:

Each party to bear their own costs









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