

Telecom House

125-135 Preston Road Brighton **BN1 6BG**

TO LET - Modern Office
Space with On Site Parking
from 222.9 sq m (2,400 sq ft)



LOCATION

Telecom House is situated on the western side of Preston Road, at the southern end of Preston Park. Preston Road is the main out of town office location within Brighton & Hove. Other major office occupiers nearby include Nat West Bank, Odysee, InsurEcom and Thales. Brighton railway station and the city centre are within a mile or so to the south west of the property. The mainline railway station provides a service to local destinations and to London (approx. 55 mins).

DESCRIPTION

Telecom House is a purpose built office property with some surface car parking at ground floor level and further covered car parking in the 2 basement levels below offering a total of approximately 250 car parking spaces. The building benefits from a manned reception desk.

AMENITIES

- Carpeting
- 3 compartmental trunking
- Recessed fluorescent lighting
- Separate male, female & disabled WC facilities
- Double glazing
- 3 passenger lifts
- Suspended ceilings
- On site parking
- Central heating
- Views over Preston Park
- Excellent natural light

ACCOMMODATION

We have measured the available accommodation to have the following approximate net internal floor areas:

FLOOR	SQ M	SQ FT
SEVENTH EAST	223	2,400
SIXTH EAST	223	2,400
SIXTH WEST	223	2,400
FIFTH WEST	223	2,400
TOTAL	892	9,600

Energy Performance Certificate (EPC) rating: D

TERMS

The accommodation is available to let by way of new (effectively) full repairing and insuring leases for terms to be agreed at a commencing rent of £14.50 plus Vat per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007.

BUSINESS RATES. To be advised.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

LEGAL FEES

Each party to bear their own legal costs incurred.

VIEWINGS

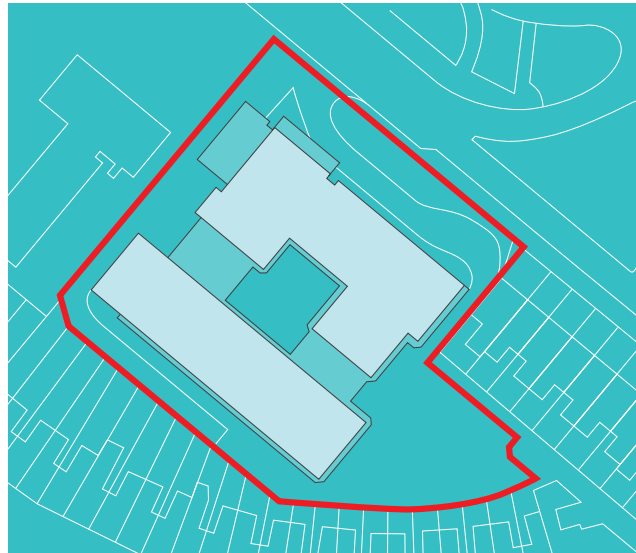
Strictly by appointment through the joint agents. Please contact:



Ed Deslandes
Tel: 01273 727070
brighton@flude.com



Bruce Hibbert
Tel: 020 7911 2271
bruce.hibbert@gvagrimley.co.uk



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

