

**NEWLY BUILT OFFICE SUITE
 FOR SALE/RENT**
**1 White Villas, Whippingham Road,
 Brighton BN2 3PF**

LOCATION:

The property is situated in the popular residential Elm Grove area close to the City centre. William Clarke Park and the Lewes Road academic corridor are close by.

DESCRIPTION:

A ground floor office suite forming part of a mixed use development of residential and commercial, constructed within the last 18 months..

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor Front Office	140.15 sq ft	13.02 sq m
Ground Floor Rear Office	284.25 sq ft	26.50 sq m
WC & Kitchen Area		
Small Paved Patio		
Gas Central Heating		
Storage Cupboard		
TOTAL	425 sq ft	39.50 sq m

LEASEHOLD:

A long Lease will be offered for a term of 125 years.

SERVICE CHARGE:

Initially the service charge will be £500 per annum

PRICE:

£150,000 Leasehold. It is proposed that a 1/3rd share of the Freehold will be offered..



RENTAL:

Rental offers in the order of £10,000 per annum would be considered.

RATES:

Not yet assessed.

ENERGY PERFORMANCE CERTIFICATE:

An EPC will be commissioned.

LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

