

SHW

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TO LET

OFFICE – 1,158 SQ FT (107.58 SQ M)

Ground Floor, Europa House, 54/60 Southwick Square, Southwick, West Sussex, BN42 4FJ

LOCATION

The property is located in Southwick which is located to the West of Brighton & Hove and forms part of the wider Brighton area. The property is on a prominent corner of Southwick Square (the main shopping precinct) and The Green. Southwick railway station is only a few minutes walk away with direct lines to Brighton and London Victoria.

There is a large car park to the rear of the building (pay and display) and ample free on street parking in the surrounding area.

DESCRIPTION

Purpose built office arranged over 3 floors in the centre of Southwick. The available space is on the ground floor and is accessed via the main reception area.

The suite benefits from a high floor to ceiling height, suspended ceiling, comfort cooling, carpeted and communal kitchen and toilet facilities.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Ground Floor	1,158	107.58

AMENITIES

- Purpose built office
- Ground floor
- Comfort cooling
- Perimeter trunking
- Carpet
- Shared kitchen
- Views over The Green

RENT

£20.00 per sq ft.

RATES

To be assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

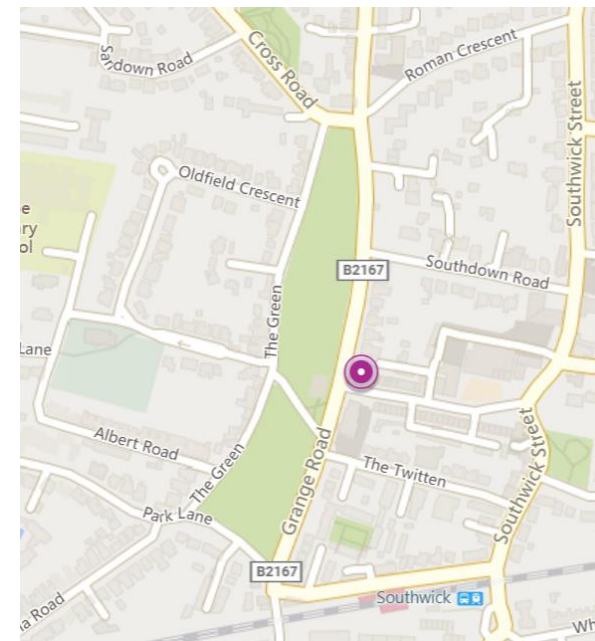
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

SERVICE CHARGE

There will be a service charge contribution to the upkeep of the common parts.



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