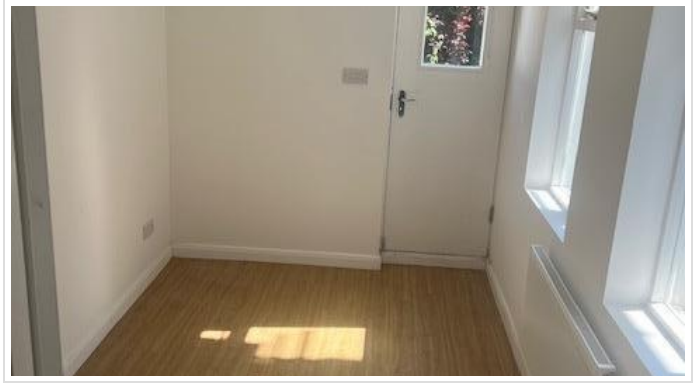


## Office In Clermont Road , Brighton, BN1 6SG

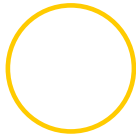
£812 Monthly





## SHORT DESCRIPTION

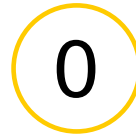
Property Ref: 14043 Located very close to Preston Park train station, this well-located two-story office space offers a functional and flexible layout ideal for businesses. The ground floor features a bright and spacious main room with an open-plan kitchen, perfect for collaborative work and team meetings. A smaller room at the rear offers additional privacy, ideal for a manager's office or focused work. The lower ground floor includes a large room that can be used as a meeting space or additional office area, along with a convenient bathroom and shower. The property also benefits from a garden at the rear, providing a peaceful outdoor space for breaks. Its excellent accessibility makes it a prime location for businesses seeking a well-connected office environment. Property Type: Office Full renting price: £812.50 Pricing Options: Guide Price EPC rating: C sq. ft. min area: 547 max area 600 Outside Space: Rear Garden Parking: On street Heating Type: N/A



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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