



INDUSTRIAL / LIGHT INDUSTRIAL / WAREHOUSE TO LET

LOWER GROUND STORE, PRINCES HOUSE

Brighton, BN1 1EA

CENTRAL BRIGHTON STORAGE SPACE AVAILABLE
TO LET

685 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	685 sq ft
Rent	£10,000 per annum Inclusive of service charge and exclusive of rates, VAT and all other outgoings.
Business Rates	To be assessed. We anticipate the business rates will fall under the 100% rate relief threshold.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to the release of papers.
EPC Rating	C (56)

Description

A well presented basement storage unit available to let. The building benefits from a passenger lift and stairwell down to the space.

Location

The property is situated on the northern side of North Street, on the corner of the junction intersecting Princess Place. Churchill Square is located to the west with Brighton station to the northwest and the seafront to the south. Nearby occupiers include B&Q Local, TK Maxx, The Fudge Patch, Watches of Switzerland in addition to a range of local and national occupiers.

Accommodation

The accommodation comprises the following areas:

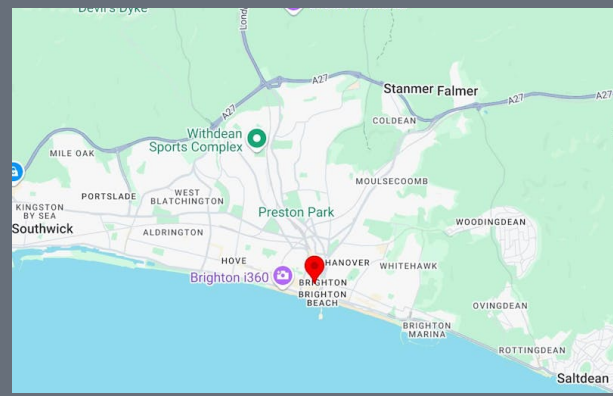
Name	sq ft	sq m
Lower Ground	685	63.64
Total	685	63.64

Terms

Available to let by way of a new effective full repairing and insuring lease for a minimum 3-year term. Subject to status, a rental deposit will be required.

AML

AML documents will be required from relevant parties. a charge will be payable per person where searches are carried out at the cost of £50 per person.



Get in touch

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Jack Bree MRICS

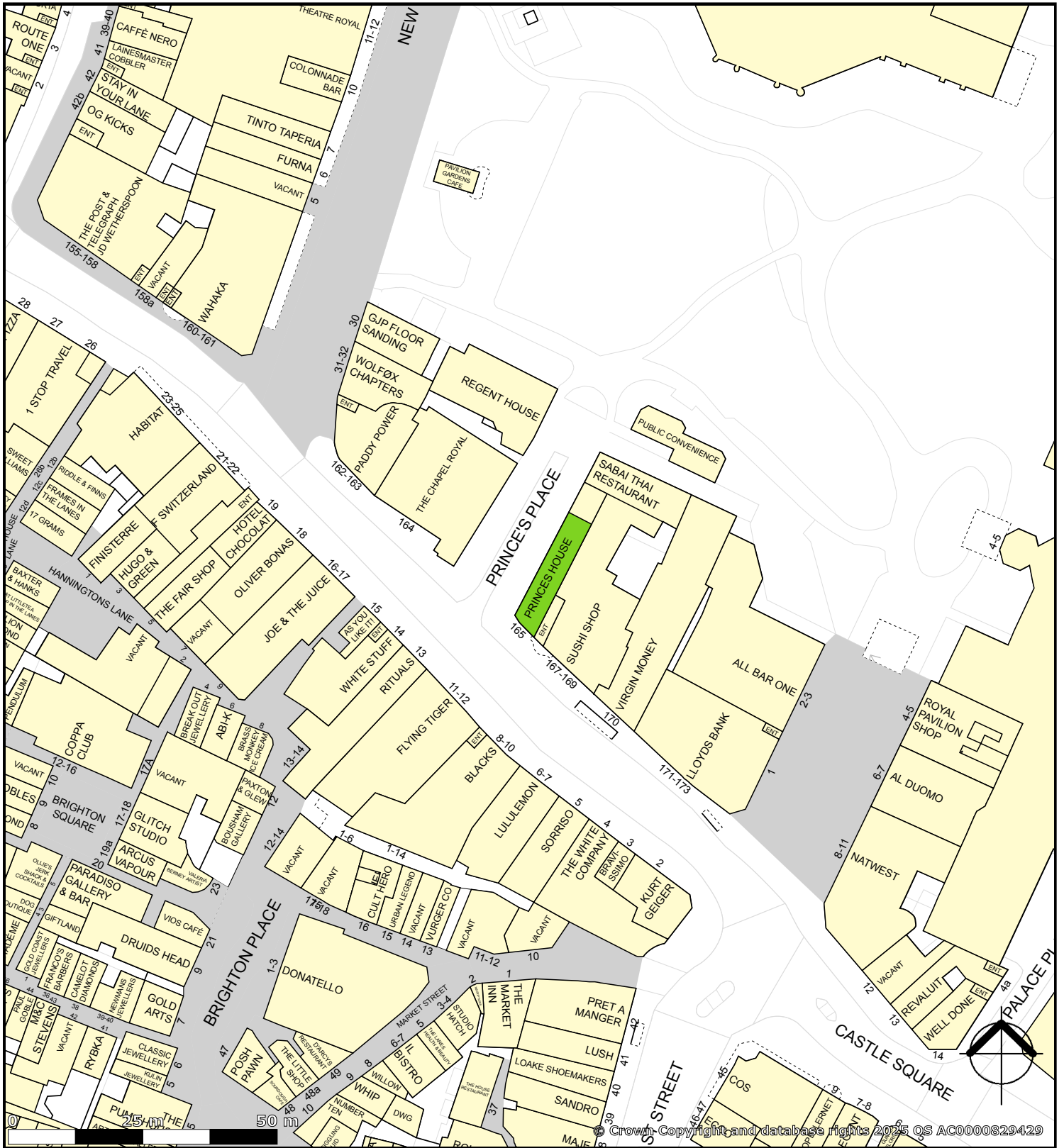
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Eightfold Property

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Princes House



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