

# MODERN CITY CENTRE CLASS E UNIT

330 sq. ft (30.65 sq. m)



**Oakley**

Your Sussex Property Expert



## Ground Floor Office 24 Kensington Street, Brighton BN1 4AJ

- Open plan ground floor offices
- Situated in central Brighton
- Immediate occupation
- All-inclusive rent
- Use of breakout areas and reduced onsite gym membership
- Alternative uses considered

**TO LET**

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## LOCATION

The premises forms part of the 'Argus Lofts' development which sits between Kensington Street and Robert Street in central Brighton. The property was home to The Argus newspaper for many years before being redeveloped into a mixed-use regeneration scheme in the mid 2000s. Situated in the vibrant North Laine area of central Brighton, the premises are within easy walking distance of Brighton mainline railway station, several public car parks, the bohemian retail and catering facilities of the North Laines and of course, Brighton seafront.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN1 4AJ**

## DESCRIPTION

The premises comprise of a ground floor office suite with an open plan space which benefits from perimeter trunking, electric heating and WC/shower. With landlord agreement a tenant can have use of the breakout/café area and a reduction in onsite gym membership.

The premises are also available for alternative uses (STP) such as health & fitness, leisure, or retail.

\*The office is currently fully furnished and the landlord, subject to agreement, could leave in place for a new tenant.

## RENT

An all-inclusive rent of £1,500 per month exclusive.

## TENURE

Available by way of a new licence agreement.

## VAT

VAT will not be applicable on the terms.

## ACCOMMODATION

The accommodation briefly comprises:

|                            | <i>SQ.FT</i> | <i>SQ.M</i>  |
|----------------------------|--------------|--------------|
| <i>Ground Floor Office</i> | <i>330</i>   | <i>30.65</i> |
| <b>Total</b>               | <b>330</b>   | <b>30.65</b> |

## SERVICE CHARGE

A service charge will be payable with further information available on request.

## EPC

The offices have an EPC rating of E-107.

## BUSINESS RATES

The business rates are included within the rental figure.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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