



OFFICE SUITES TO LET

- City centre location
- Opposite Brighton Town Hall
- New lease(s) Available (flexiable terms)
- By The Laines

LOCATION

The property is prominently located in Bartholomews, close to East Street and the famous Lanes, with Brighton Town Hall opposite.

The area is characterised by a mix of upmarket shops, bars and restaurants including Gars, Food For Friends, Plateau, Donatellos and The Flint House.

Nearby occupiers include Space NK, Cloud Gallery, Penhaligons, Barber Club, Molton Brown, Mac, All Saints and Jo Malone.

Brighton rail station is 0.7 miles (15 mins walk). The Lanes car park (355 spaces) is in Black Lion Street nearby (120 m).

A location plan and street view can be viewed online by typing in the following postcode: BN1 1HG

DESCRIPTION

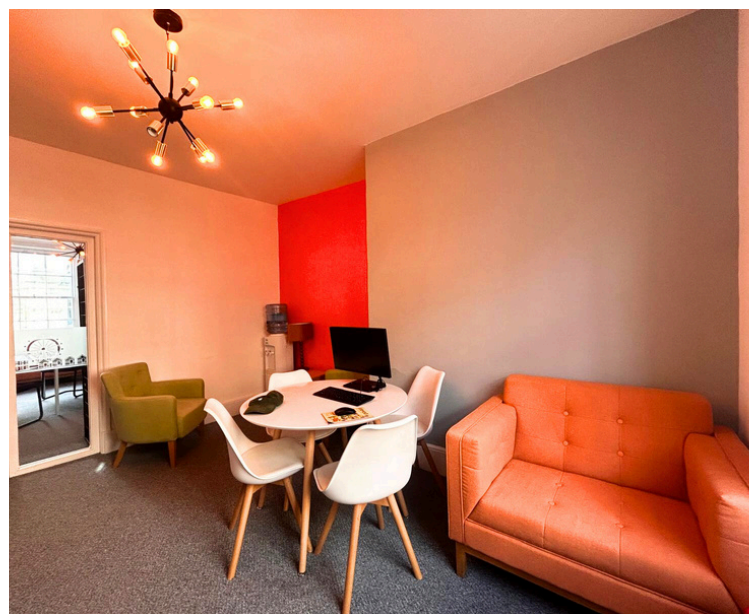
First and second floor south facing office suites with hard wood flooring throughout, Kitchenette and intercom entry system. W.C on landing.

Each office suite can be made available separately.

ENERGY PERFORMANCE CERTIFICATE

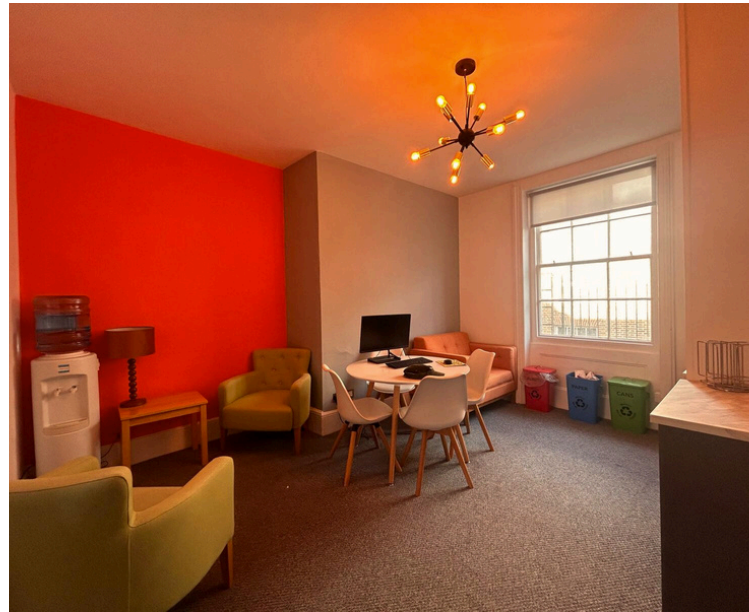
EPC Rating for the 1st floor is D 85 valid until 4th August 2032.

EPC Rating for the 2nd floor is 65 C valid until 7th March 2033



ACCOMMODATION

	Sq Ft	Sq M
First Floor	429	39.9
Second Floor	441	40.9
Total Floor Area	870	80.8



BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is:

- First floor - £10,250
- Second floor - £7,900

Note: The 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief. subject to status:

<https://www.gov.uk/calculate-your-business-rates>

LEASE

A new effective full repairing & insuring lease(s) on terms to be agreed.

RENT

Offers in the region of £10,000 per floor

SERVICE CHARGE

Each office suite has 20% of the annual service charge for the property further details on application.



VAT

We are advised that VAT is not chargeable on the rental outgoings.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



VIEWING AND FURTHER INFO



Jenny Hopkins
07562945110
jenny@carrpriddle.co.uk



Simon Thetford
07851 246805
simon@carrpriddle.co.uk

01273 208010
carrpriddle.co.uk



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.