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**TO LET**

**OFFICE – 32,333 SQ FT (3,003.74 SQ M)**

**Bartholomew House, Bartholomew Square, Brighton, East Sussex, BN1 1JE**

**DESCRIPTION**

Bartholomew House is a 4 storey office building in the centre of Brighton. It overlooks Bartholomew Square in the heart of The Lanes. The available space is over the ground, first and second floors. The ground floor would suit a variety of uses such as retail and leisure subject to the necessary consents.

**LOCATION**

Bartholomew House is located in Bartholomew Square and backs on to Black Lion Street, in the popular Lanes area of Brighton City Centre. All the amenities of the city centre are within easy walking distance and the seafront is 100m to the south.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground floor	7,147	663.96
First floor	12,626	1,172.96
Second floor	12,560	1,166.82
<b>TOTAL</b>	<b>32,333</b>	<b>3,003.74</b>

**AMENITIES / OPPORTUNITY**

- City centre location
- Large open plan floor plates
- Suspended ceiling
- Would suite a variety of uses (STP)

**RENT**

£20.00 Per sq ft

**RATES**

The current Rateable Value of the property is £630,000.

**VAT**

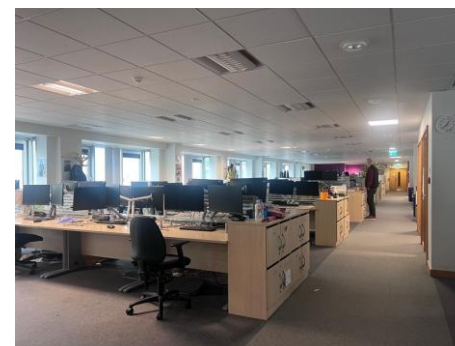
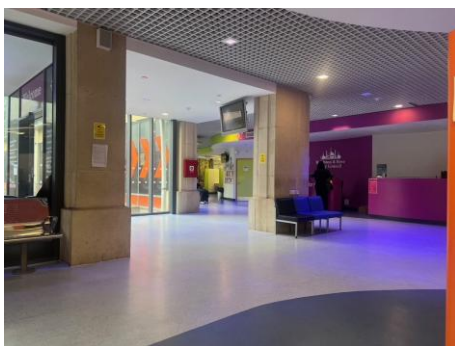
VAT will not be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 01273 876200**

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