

West wing, third floor, 2 Bartholomews
Brighton BN1 1HG

FLUDE
commercial

01273 727070
www.flude.com



TO LET

City Centre Office Suite
130 sq m (1,396 sq ft)

KEY FEATURES

- Located in an attractive city centre office building
- Comprising modern & versatile office accommodation
- Within easy walking distance of Brighton station and the seafront
- Rent £28,000 per annum



Location

Located next to the East Street Arcade and facing onto Bartholomews Square in the Lanes area of Central Brighton and moments away from the historic seafront.

The building is located within easy walking distance of Brighton railway station and is well served by the city bus network.

Accommodation

The subject accommodation is located on the 3rd floor of this purpose built, 4 storey city centre office building. From the building reception area there are two passenger lifts and a staircase serving the upper floors.

The space is fitted to a good standard throughout and to a specification that includes:

- Carpet tile flooring
- Suspended ceiling
- Recessed cat II lighting
- Raised floor
- Fitted window blinds

We have measured the existing accommodation to have the following approximate net internal floor areas:

Third floor west	130 sq m (1,396 sq ft)
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Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended)

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The property is available to let by way of under lease, and on an effective full repairing and insuring basis for a term to be agreed and at a rental of £28,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasebusinesspremisess.co.uk.

EPC

D (88)

Business Rates

Rateable value (2017 list):	TBC
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UBR for year ending 31.03.18:	47.9p in the £
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Rates payable 2017/2018:	TBC
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We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Incoming party to bear their own legal costs and also the landlords reasonable legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Ed Deslandes**

Telephone: **01273 727070**

Email: **e.deslandes@flude.com**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Location Maps



Boundaries shown are for identification purposes only