

Size 446.7 sq m (4,808 sq ft) TO LET

Agency | Lease Advisory | Management | Valuation | Rating | Investment | Development

# First Floor, 2 Bartholomews, Brighton, BN1 1HG

### Key Features

- Comprising a modern open plan office suite
- Located in an attractive office building in the Lanes area of central Brighton
- To be fully refurbished and with potential for a choice of tenant fit out options

### Location

Located next to the East Street Arcade and overlooking Bartholomew Square in the vibrant 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 surrounded by numerous shops, bars and eateries.

### Accommodation

The subject suite is located on the 1st floor of this 4 storey city centre office building, and accessed via a large reception providing passenger lifts and stairwell to all floors.

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

- Raised access floor
- Carpet tile flooring ٠
- Suspended ceiling
- Recessed cat II lighting
- Kitchen ٠
- Fitted window blinds

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

446.7 sq m (4,808 sq ft) **First Floor** 

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# Flude Commercial | Pavilion View | 19 New Road | Brighton BN1 1UF





# 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 unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed and at a rental of £28 psf 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.leasingbusinesspremises.co.uk.

# EPC

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### Business Rates

Rateable value (2017 list):	ТВС	
UBR for year ending 31.03.19:	49.3p in the £	
Rates payable 2018/2019:	TBC	

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.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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

### Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial: Please contact:

**Ed Deslandes / Alex Roberts** 

Email: e.deslandes@flude.com / a.roberts@flude.com Telephone: 01273 727070



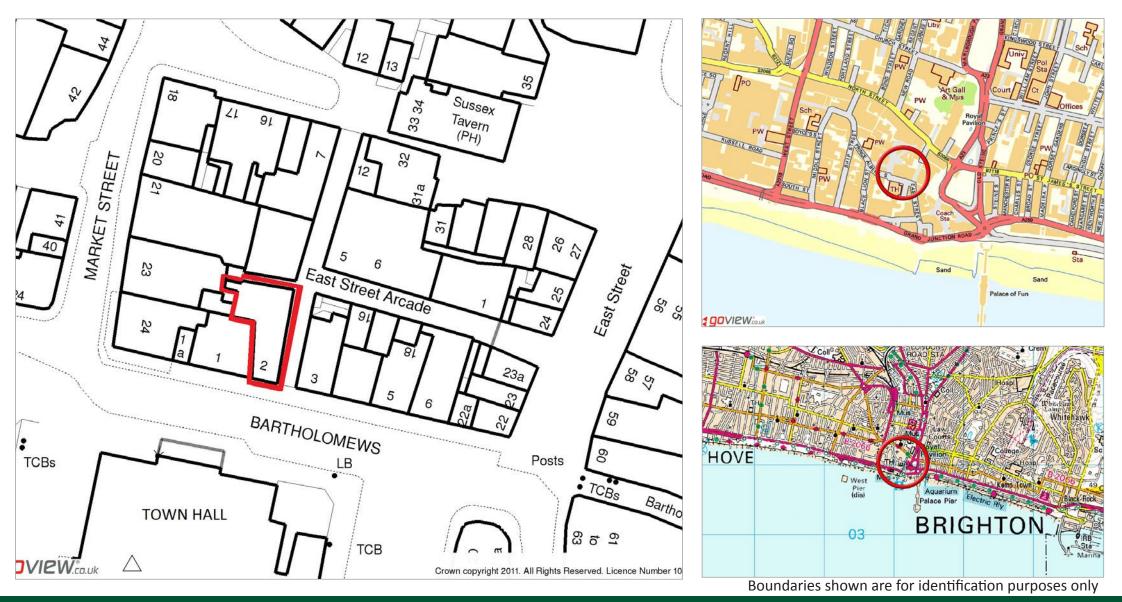
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# Location Maps



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