



2 Bartholomews, Brighton, East Sussex, BN1 1HG

Newly Refurbished City Centre Office Suite. TO LET

First floor 446.7 sq m (4,808 sq ft) Fourth floor 299.24 sq m (3,221 sq ft)



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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 available accommodation is arranged over the 1st & 4th floors 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
- Suspended ceiling
- Recessed cat II lighting
- Kitchen
- Fitted window blinds

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

First Floor	446.70 sq m	(4,808 sq ft)
Fourth Floor	299.24 sq m	(3,221 sq ft)





■ 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 units 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.leasebusinesspremis.co.uk.

■ EPC

First floor = D (88)

Fourth floor = C (71)

■ Business Rates

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

■ 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**



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