



2 Bartholomews, Brighton, East Sussex, BN1 1HG

Newly Refurbished City Centre Office Suite. TO LET

Third floor front 44.13 sq m (475 sq ft) *** 100% rate relief (STS) ***



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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
- Recently fully refurbished
- 100% rates relief (STS)

■ 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 3rd floor front 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 open planned and fitted to a high standard throughout. There is a provision to incorporate a kitchenette within the suite.

We have measured the existing accommodation to have the following approximate IPMS-3 net internal floor areas:

Third floor front	44.13 sq m	(475 sq ft)
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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

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 rent of £13,500 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.leasebusinesspremise.co.uk.

Third floor front - D (96)

*** 100% rate relief (STS) *** The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £8,500.

However subject to status occupiers can expect to benefit from 100% rate relief: <https://www.gov.uk/calculate-your-business-rates>.

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.

Each party to bear their own legal costs incurred.

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

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

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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.

