

AVAILABLE JANUARY 2019



Kemp Town House, Carlton Hill/Mighell Street Brighton

Newly constructed offices To Let as a whole or in suites

70 sq m - 305 sq m (753 sq ft - 3,283 sq ft)



KEY FEATURES

- Newly constructed office unit/s To Let
- Available as a whole or in suites
- Potential for new tenants to have input on final design and specification
- Situated opposite the landmark American Express development
- Within a 10 minute walk of Brighton Station

DESCRIPTION

The subject property comprises a newly built mixed use building arranged over 4 storeys. The available accommodation is arranged over the ground and lower ground floor and has been configured in such a way as to facilitate either single or for multi-tenant occupation.

To date the ground floor suite has been fully fitted to a high standard throughout, whilst the larger lower ground area has for the time being been left in shell & core condition and thus providing potential for different types of fit out options to suit specific occupier requirements.

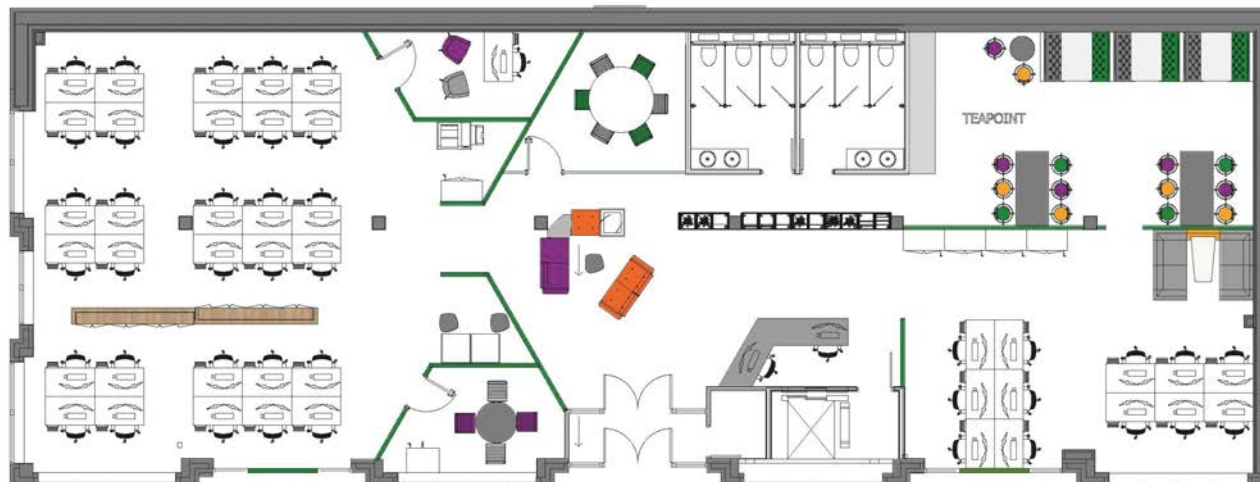
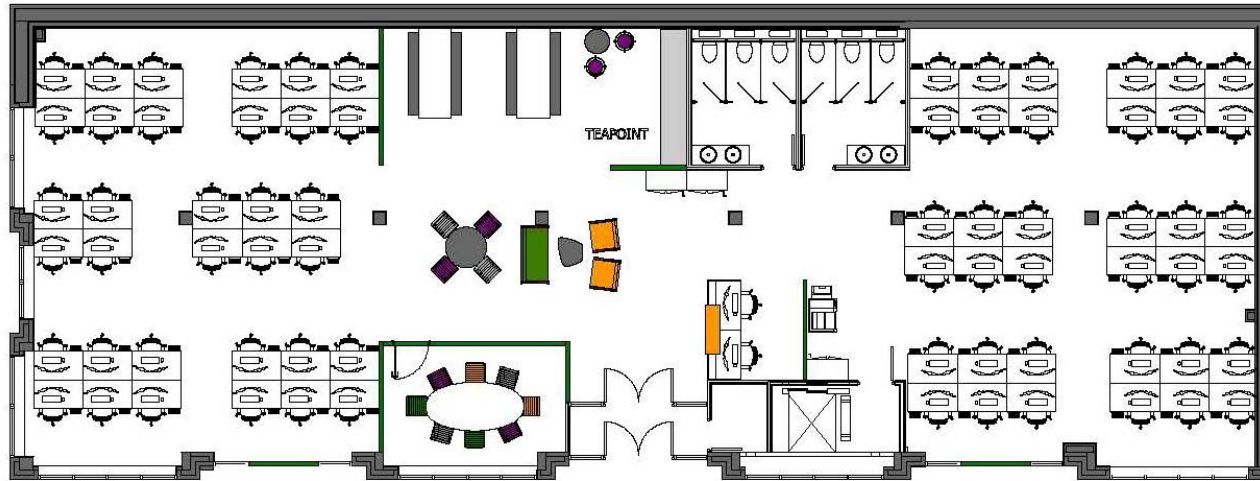
SITUATION

This newly constructed building is located on the eastern side of Mighell Street and immediately opposite the landmark American Express HQ building. Mighell Street is situated near by to St James's Street in the popular Kemp Town area, which provides a wide variety of local amenities. The seafront, city centre and mainline railways station are all within easy walking distance.

Floor NIA	Use	Sq m	Sq ft
Ground	B1	70	753
Lower ground	B1	305	3,283
Unit 1		87	936
Unit 2		133	1,431
Unit 3		85	915
Total		375	4,036

Carlton Hill, Brighton BN2 0GW

INDICATIVE FLOOR PLANS LOWER GROUND FLOOR



KEY

NB

70 DESKS OPEN PLAN
 8 PERSON MEETING ROOM
 2 PERSON RECEPTION DESK
 TEAPOINT AREA TO SEAT 20

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33 Mighell Street, Brighton, BN2 0JF

TERMS

The space is available to let by way of new effective full repairing and insuring leases for a term and rental to be agreed exclusive of business rates, building insurance, service charge, heating, lighting etc.

EPC

An EPC for the property can be provided upon request.

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.

FURTHER INFORMATION

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