

To Let

Unit D-E Level 8 South
New England House
New England Street
Brighton
BN1 4GH



Location

New England House is prominently situated within Brighton city centre in an established commercial location. The building is opposite the 24 acre New England Quarter development which includes numerous apartments, offices, restaurants, shops, a supermarket and a hotel.

The location benefits from good road communications being near the A270 and A23. The A27/A23 interchange is some 2.50 miles to the north and the A259 some 1.25 miles to the south. The area is well served by public transport, being within a few minutes' walk of Brighton railway station and close to the main bus routes within the city centre.

Description

New England House is a landmark city centre building housing a vibrant business centre, which provides a mix of self-contained office and workshop units.

The available accommodation comprises an open plan office unit. Consideration may be given to splitting the accommodation into two separate units.

On-site parking may be available by separate negotiation.

Accommodation

We have measured the Gross Internal Area (GIA) of the building in accordance with the RICS Property Measurement (2nd edition):

Unit D-E L8 South	Sq Ft	Sq M
Total	3,520	327.0

Terms

The unit is available by way of a new 3 year lease to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. A mutual break option is operable upon giving 3 months' written notice (after the first 3 months of the lease).

Rent

£42,000 per annum exclusive, payable quarterly in advance.

Service Charge

The initial service charge for 2019/2020 is budgeted at £15,660.

Business Rates

Rateable Value: £25,750

UBR: 2019/20: 49.1p

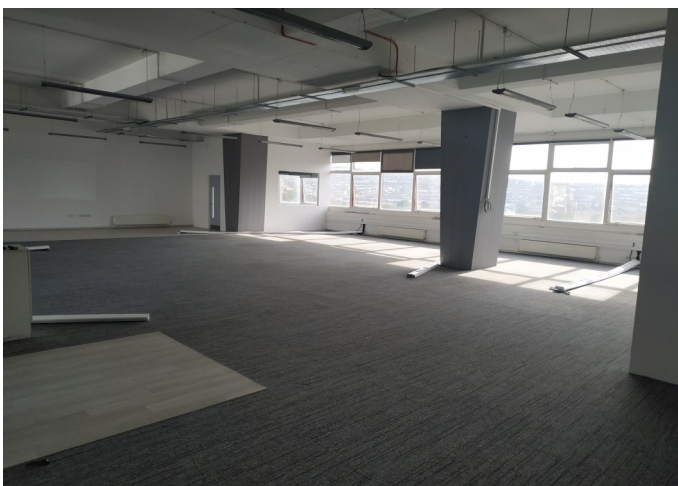
Legal Costs

The ingoing tenant is to pay a contribution of £350 towards the Landlord's legal costs.

EPC Rating

The Energy Performance Certificate Rating (EPC) is D (85).

A full copy of the EPC is available upon request.



For further information or an appointment please contact:

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