

OUTSTANDING 'E CLASS SPACE' TO LET

Ground Floor

16 Circus Street, Brighton, BN2 9QF

6 MONTHS HALF RENT

£16,750 PAX



LOCATION:

The subject property is situated in Circus Street directly opposite the new mixed use development by U&I which will comprise retail, office & residential units. To the east is Amex HQ whilst the development of the former Amex House to create the Edward Street Quarter is currently underway. Brighton seafront is only a short walk away along with Brighton Station & the City Centre.

DESCRIPTION:

A recently developed high spec office space of outstanding design arranged at ground floor level sub divided with double glazed screen & doors. An ideal space for a business looking to stand out from the crowd.

features include:

- Engineered wood floor- Wall & floor electrical sockets with ethernet cable connection
- Kitchen with under counter fridge/freezer & storage
- Underfloor Heating
- LED dimmable lighting.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Office Space	559 sq ft	51.93 sq m
WC		
Store cupboard		

RENT:

£14,400 per annum exclusive of rates, VAT and all other outgoings. **First 6 months at half rent.**

LEASE:

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years.

PLANNING:

From the 1st of September 2020 it is our understanding that this property will have the new E class planning consent which incorporates the former A1, A2, A3, B1, D1, D2 Use classes with some exceptions.

RATES:

Rateable Value: To be assessed.

EPC: 2318-3046-0605-0300-7021

The EPC rating for the property is B46.

A full copy can be viewed at www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees.

VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency



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