Eightfold property

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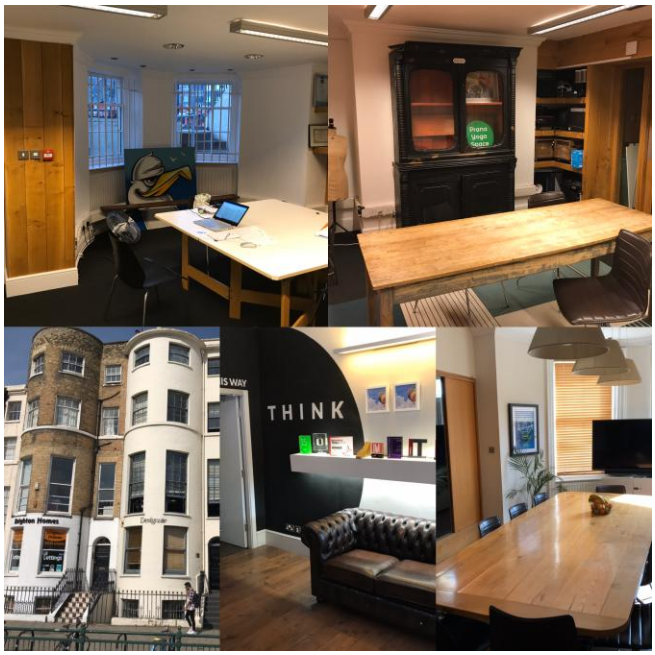
OFFICES TO LET ON FLEXIBLE SEMI-INCLUSIVE TERMS

4 St. Georges Place, Brighton, BN1 4GA

Rent from £16,000 per annum inclusive.



LOCATION:

Superb offices situated on St George's Place, Brighton where the Valley Garden improvement works have been taking place. On the periphery of the North Laine where benefits include the fantastic shops & eateries being only a short walk away, whilst nearby is the North Laine Brewhouse, Moksha, Carlito Burrito & Hisbee. Brighton Station is also nearby with regular trains to London Bridge & London Victoria.

DESCRIPTION:

Offices Situated on the Lower Ground, 2nd & 3rd Floors that have been recently redecorated. the building has communal Kitchen & WC facilities whilst an impressive meeting room is available at an additional charge.

LEASE/ LICENCE:

Available on a new lease or licence for a term of between 6 months & 3 years on terms outside the Landlord & Tenant Act.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Lower Ground Floor	616 sq ft	57.23 sq m
Second Floor	508 sq ft	47.19 sq m
Third Floor	431 sq ft	40 sq m

RENT/ LICENCE FEE:

Lower Ground Floor	£20,000 Per annum
Second Floor	£19,000 Per annum
Third Floor	£16,000 Per annum

All rents are inclusive of Heating, electric, internet, water, business rates & cleaning of common areas but exclusive of telephones, VAT & all other outgoings

RATES:

The building is currently assessed as a single unit & as such rent will be inclusive of rates, however in the event that the offices get individually assessed the landlord will reimburse any additional business rates costs that the tenant receives for the space they occupy.

EPC:

Certificate Reference Number 0470-0932-7179-2705-2002
EPC rating C55
The EPC can be viewed at www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to contribute a sum of £500 plus VAT towards the cost of the licence agreement or the landlord's costs in connection with the transaction.

VIEWING:

Through Landlords agent eightfold property 01273 672999 or email max@eightfold.agency

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