

WAREHOUSE STYLE OFFICES WITH PARKING TO LET

93 Islingword Road, Brighton, BN2 9SJ

£38,000 PAX



DIMENSIONS:

The accommodation comprises the following approximate areas:

| | IMPERIAL | METRIC |
|---|-------------------|--------------------|
| Main office | 2213 sq ft | 205.59 sq m |
| Kitchen | 87 sq ft | 8.08 sq m |
| Reception | 115 sq ft | 10.68 sq m |
| Meeting room 1 | 141 sq ft | 13.1 sq m |
| Meeting room 2 | 277 sq ft | 25.73 sq m |
| WC's | | |
| 93 IR total area | 2833 sq ft | 263.19 sq m |
| 93A IR Studio Annexe (available by way of separate lease) | 472 sq ft | 43.85 sq m |
| Potential Total Area | 3305 sq ft | 307.04 sq m |

RENT:

£38,000 per annum exclusive of rates, VAT and all other outgoings. The studio annexe is available by way of a separate lease on similar terms at a rent of £10,000 per annum exclusive.

LEASE:

Available by way of assignment of existing full repairing & insuring lease for a term of 10 years from 3rd February 2017 with provision for rent review in February 2022.

RATES:

Rateable Value: Rateable Value £23,045
UBR APR 2020/2021 49.9p

EPC: Certificate Reference Number: 9990-6987-0311-3140-6054

The energy efficiency rating for this property is C73 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.

VIEWING:

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

LOCATION:

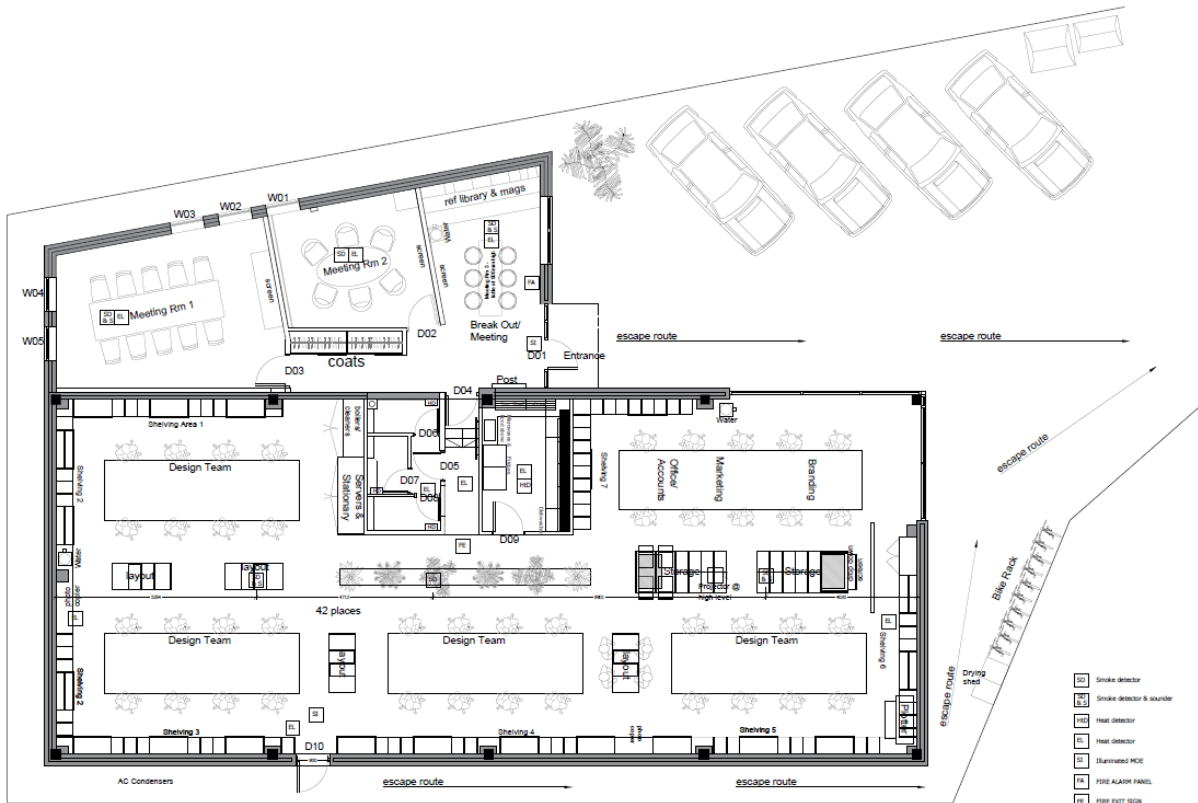
The property is set back from Islingword Road, accessed by its own drive way providing access to a private courtyard where the offices are located. Islingword Road is situated within the popular Hanover district just to the east of Brighton City Centre. The location provides good transport links by car to the A27, A23 & A259, whilst also benefitting from good bus services as well being within walking distance of Brighton Station. Nearby occupiers include The Islingword, Starfish & Coffee & Smoque Burger.

DESCRIPTION:

Former warehouse premises that have been converted into stylish offices with great features including bespoke designed radiators. Accessed via a private gated courtyard where the properties benefit from 4/5 parking spaces. You then enter the property via the reception area that leads to two meeting rooms & the main office area which incorporates the Kitchen & WC facilities. In addition to the main building there is a separate annexe studio available by way of separate lease with 2 further parking spaces.



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