Eightfold property

t 01273 672 999
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NORTH LAINE OFFICE TO LET

Office 3, 100 North Road, Brighton, BN1 1YE

Rent £8,000 per annum

LOCATION:
The property is situated on the corner of North Road & Vine Street in the popular North Laine area. Brighton Mainline Railway station is only a short walk away with regular trains to London Victoria (47 minutes). Nearby occupiers include Bill's, Bison Beer, Starbucks, Burger Bros & Infinity Foods

DESCRIPTION:
Offices premises accessed via a communal staircase into a first-floor lobby where shared kitchen & WC facilities are located. The office suite benefits from Wood Flooring, Gas Central Heating, Skylight, Cat II lighting & door entry phone.

DIMENSIONS:
The accommodation comprises:

	IMPERIAL	METRIC
Office	285 sq ft	26.48 sq m
Shared Kitchen		
Shared WC's		

RENT:
Rent £8000 per annum inclusive of utilities, exclusive of rates, VAT, telecoms and all other outgoings.

LEASE:
Available by way of a new internal repairing & insuring lease for a term of up to 2 years. The lease will be excluded from The Landlord & tenant act 1954 Part II sections 24-28.

RATES:
Rateable Value: Rateable Value £3,000
UBR APR 2020/2021 49.9p

EPC:
It is our understanding that an EPC is not required due to the letting being no more than a 2-year term

LEGAL COSTS:
Incoming tenant to make a contribution of £500 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

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Map data

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