

D1/ OFFICE SPACE TO LET

Lower Ground Floor Front suite, 25 Old Steine, Brighton, BN1 1EL

Rent £1,500 PCM



LOCATION:

The office/D1 suite forms part of an imposing building which overlooks The Steine Gardens in Central Brighton in a parade which includes VIP Pizza & Subway. To the North of the property is St James's Street where occupiers include Morrison's, Sainsburys, Oxfam as well as a variety of other independent occupiers. To The South is the Brighton Pier & seafront, whilst to the West is the main City Centre

DESCRIPTION:

Superb Lower ground floor office/D1 space which has been very well fitted with features kitchen, door entry system & LCD lighting.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Office/ D1 Studio	377 SQ FT	35 SQ M
WC		

RENT:

Rent £1500 per calendar month inclusive of service charge exclusive of rates, VAT and all other outgoings.

LEASE:

Available on flexible terms either by way of a lease or licence for a minimum term of 6 months up to 2 years.

RATES:

Rateable Value: Rateable Value £4,150
UBR APR 2019/2020 49.9p

EPC:

As the property is only available for a term up to a maximum of 2 years it is our understanding that an EPC is not required

LEGAL COSTS:

Each side to pay their own legal costs.

VIEWING:

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



All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property's staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.