

OFFICE SPACE IN CENTRAL BRIGHTON

TO LET



41 BRIGHTON SQUARE

BRIGHTON BN1 1HD



01273 321 123

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Location

Situated in the heart of Brighton's famous Lanes and close to the recent Hannington Lane development. Renowned for its exciting mix of jewellers and commercial occupiers. Local occupiers include Coppa Club Restaurant, The Secret Comedy Club & Komodo Coffee.

Accommodation

Prime office space situated in Brighton Square, this versatile Class E unit would suit a variety of occupiers. Features include: kitchenette, shared outdoor terrace, carpeting throughout, intercom and w/c facility.

Total Accommodation

311 ft²

28.9 m²

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £10,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees

Rateable Value To be assessed

EPC To be assessed



Viewing by appointment with sole agent **GRAVES SON & PILCHER**



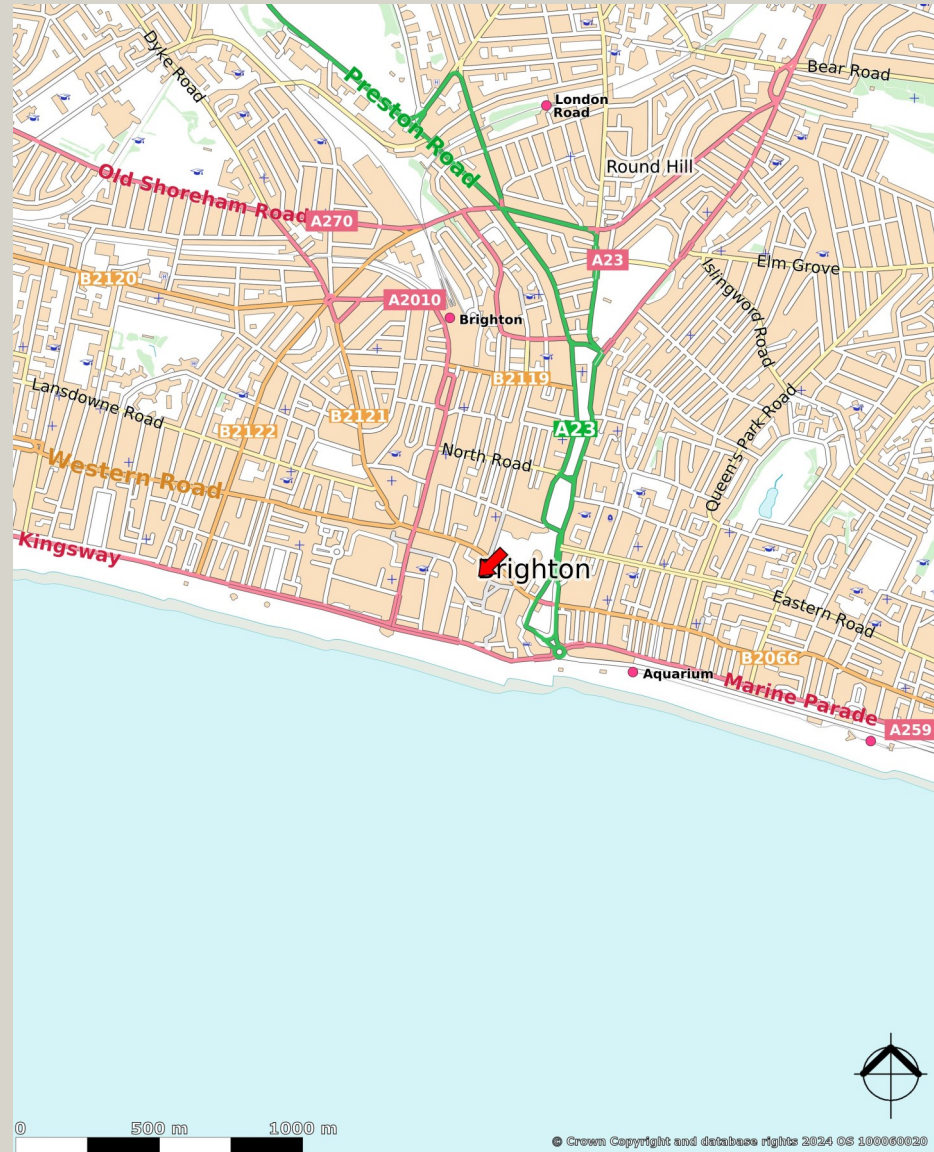
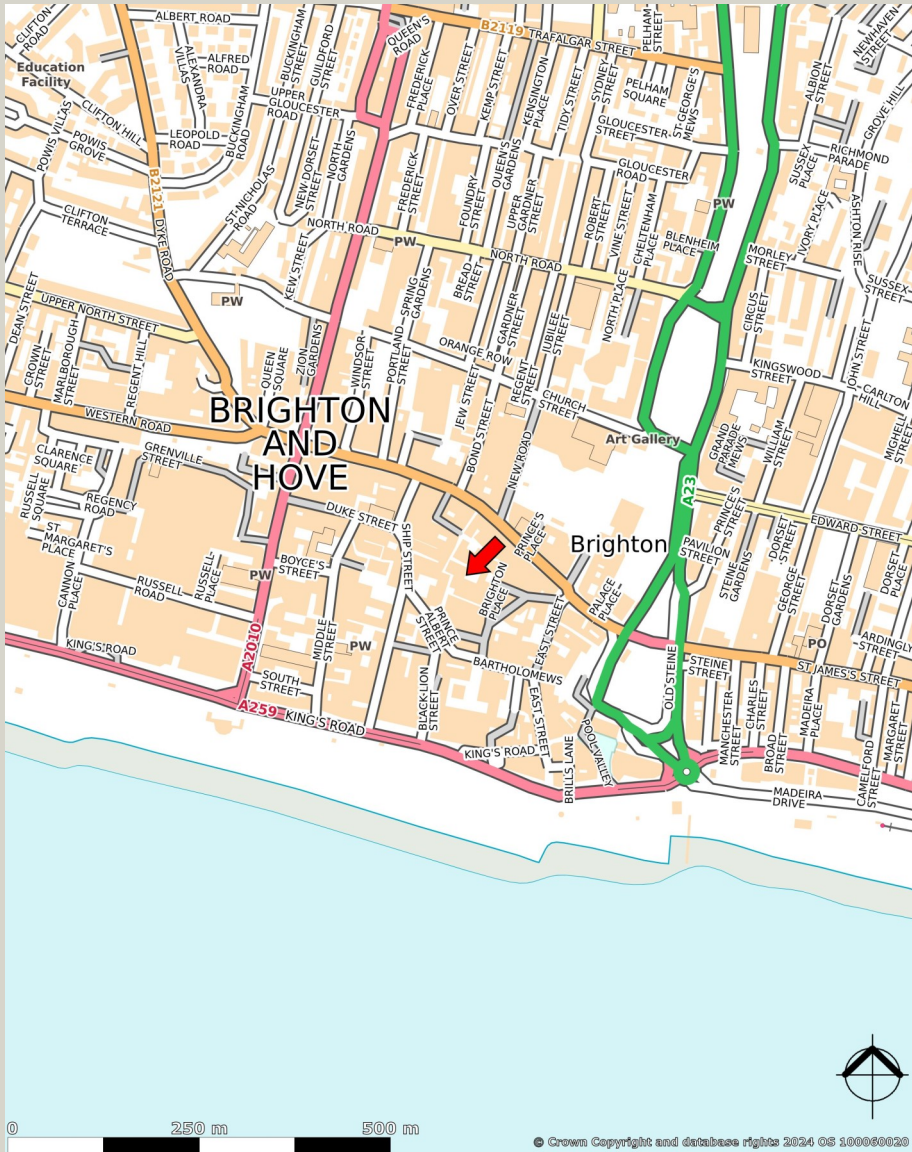
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amenities and services not tested
measurements are approximate and net internal

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