

CITY CENTRE OFFICES

TO LET



REFUGE HOUSE, 49-50 NORTH STREET

BRIGHTON, BN1 1RH



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Refuge House is located in the city centre in North Street, to the east of the Clock Tower Junction of West Street, North Street and Queens Road. Brighton Rail Station is located to the north via Queens Road and is only 5 minutes (650m) walk with the seafront 11 minutes (0.6 miles) to the south.

Churchill Square, Brighton's principle shopping centre is a few minutes (160m) walk with shops, restaurants and two public car parks, with a total of 1,600 spaces open 24/7. The ncp car park (536 spaces) is located 7 minutes away (0.3 miles) in Russell Road. The city centre is well served by many bus services.

To the north London Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

Accommodation

The property comprises a prominent office building with accommodation available of first, second and third floors.

The accommodation benefits from the following amenities:

Cat II lighting • Perimeter trunking • Double/Secondary glazing • Suspended ceilings
Door entry system • Carpeting • Male & Female WC's • Passenger Lift

First Floor suite	2,321 ft ²	215.5 m ²
Second Floor suite	1,300 ft ²	120 m ²
Third Floor suit	858 ft ²	79.7 m ²

amenities and services not tested
all measurements are approximate

Terms

A new full repairing and insuring lease for a term to be agreed at the below commencing rentals per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

First floor suite - **£38,750 pax** / Second Floor suite - **£21,500 pax** / Third floor suite - **£16,000 pax**

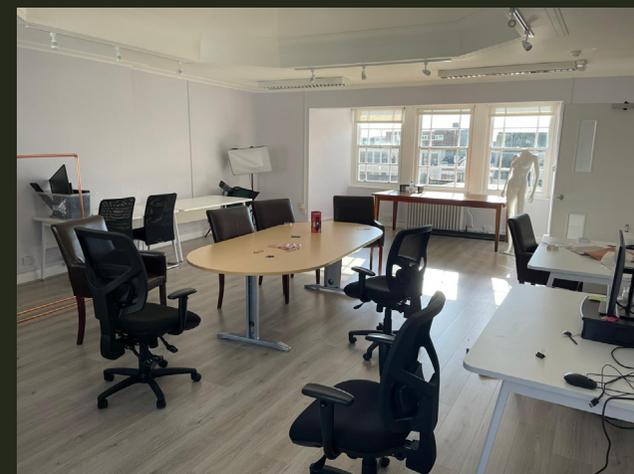
Rateable Value First floor suite - **£30,750** / Second Floor suite - **£16,750** / Third floor suite - **£12,000**

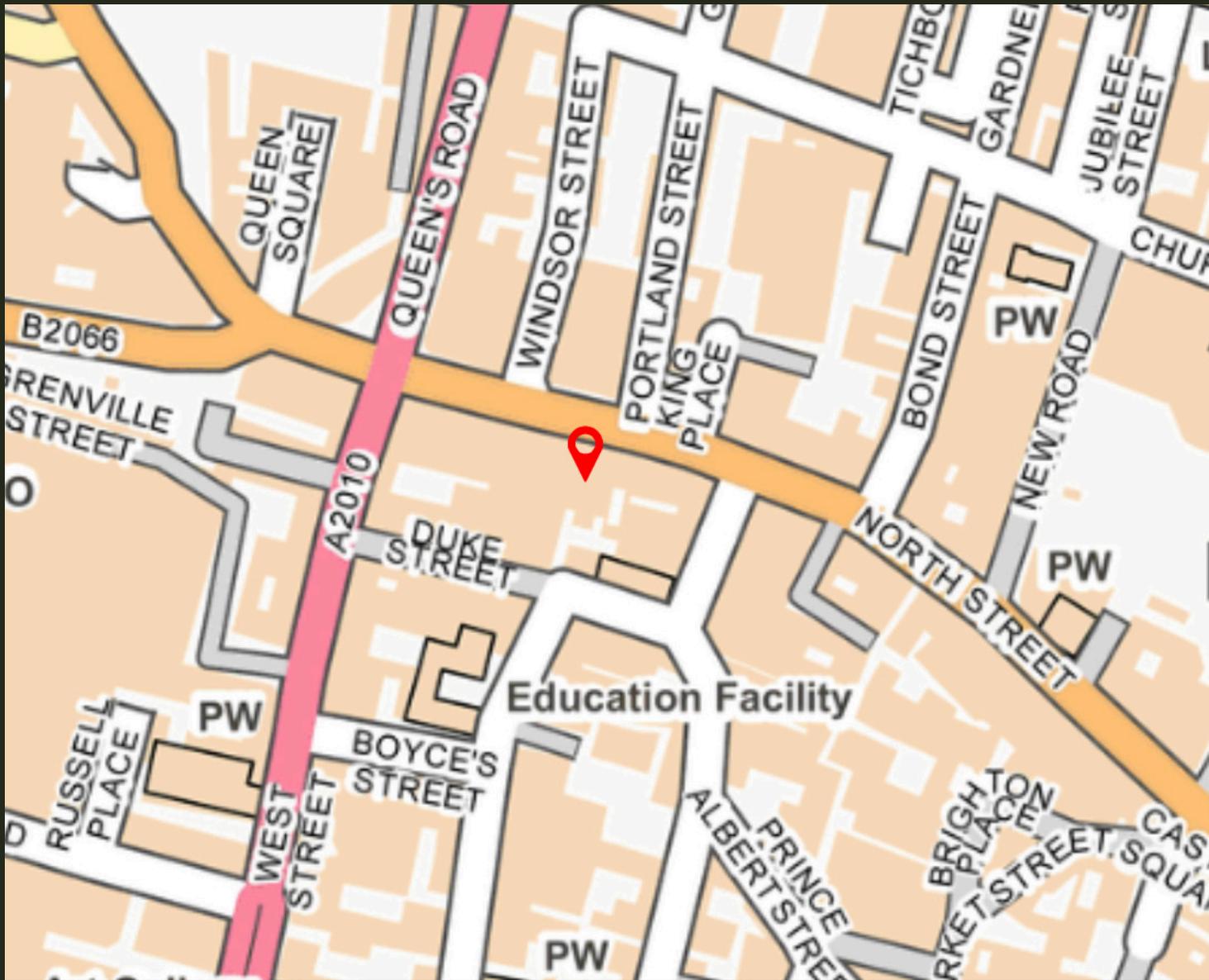
EPC E - 110

Viewing by appointment with sole letting agent GRAVES SON & PILCHER LLP



01273 321 123 www.gsp.uk.com





01273 321 123 www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.