



Prominent period office building undergoing extensive refurbishment

Blenheim House

**2nd & 3rd Floors, Church Street, Brighton,
BN1 1UD**

Office

TO LET

2,717 to 5,527 sq ft

(252.42 to 513.48 sq m)

- Refurbished office accommodation
- Predominantly open plan floor plates
- Exposed services
- LED lighting
- Refurbished M and F WCs
- Passenger lift
- Great natural light
- Kitchen/breakout facilities

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Summary

Available Size	2,717 to 5,527 sq ft
Rent	£30 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Blenheim House is an attractive period office building currently undergoing an extensive refurbishment programme designed to comprehensively reposition the property within the market. The works include the enhancement of the common areas, replacement of the WC facilities, and refurbishment of the vacant floors to provide high quality Cat A accommodation.

The available accommodation is situated on the second and third floors. Each suite will offer predominantly open plan office space complemented by a number of private meeting rooms and cellular offices. The floors benefit from excellent natural light, exposed services, LED lighting, air conditioning and dedicated kitchen facilities.

Access will be provided via a refurbished reception area, with male and female WC facilities serving each floor. The combination of period character and contemporary specification creates an attractive working environment for a wide range of occupiers.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Second Floor	2,810	261.06	£84,300 /annum
Third Floor	2,717	252.42	£81,510 /annum
Total	5,527	513.48	

Location

Blenheim House is located within the heart of central Brighton, overlooking Brighton's Royal Pavilion and the Corn Exchange.

Brighton's main shopping centre, Churchill Square is located just a 10 minute walk away with Brighton Laines also within close proximity.

The Old Steine, located directly to the east is a busy bus route, with routes across the city connecting here.

Brighton mainline station is also within a short distance of the property and there are multiple car parks nearby.

Terms

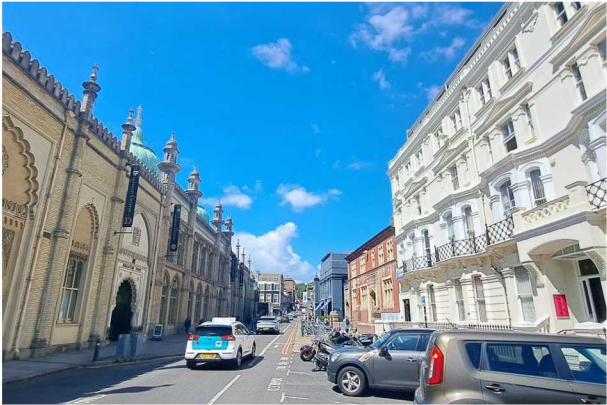
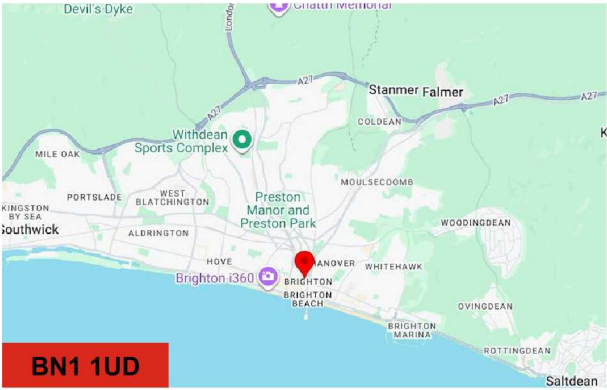
A new full repairing & insuring lease for a term to be agreed, subject to rent reviews at appropriate intervals.

Each party to be responsible for their own legal fees.

EPC

2nd Floor - C57

3rd Floor - C67



Viewing & Further Information



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