

REGENCY STYLE OFFICE

TO LET



OLIVIER HOUSE

18 MARINE PARADE, BRIGHTON BN2 1TL



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated on the corner of Marine Parade and Madeira Place, overlooking the seafront and new Soho House development. Brighton Station is approximately 1.5 miles away and numerous bus services are close by.

Accommodation

A chance to occupy a ground and fifth floor office suite in this impressive regency style building in the heart of Brighton.

Ground Floor Suite	548 ft ²	50.9 m ²
Fifth Floor Suite	885 ft ²	82.2 m ²
TOTAL ACCOMMODATION	1,433 ft²	133.1 m²

The accommodation benefits from:

- ♦ open plan ♦ gas central heating ♦ galley kitchen ♦ male and female WC facilities ♦
- ♦ lift ♦ spot and recessed lighting ♦ concierge ♦ sea views ♦

Terms

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

Ground Floor Suite: £13,500 per annum, exclusive

Fifth Floor Suite: £18,000 per annum, exclusive

Rateable Value Ground Floor Suite: £8,400; Fifth Floor Suite £13,250

EPC Ratings applied for

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



01273 321123

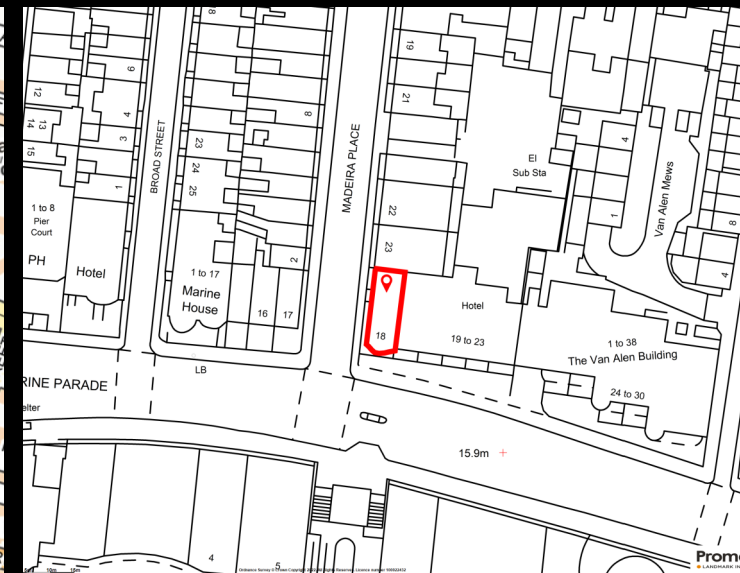
www.gsp.uk.com



amenities and services not tested
measurements are approximate and gross internal

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.





01273 321123 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.