

# B1 OFFICE

BUSY MAIN ROAD LOCATION

# TO LET



**152 EDWARD STREET**

**BRIGHTON BN2 0JG**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

The premises are prominently located on the corner of the junction of Edward Street and High Street in Kemp Town close to the University of Brighton and the Law Courts (Brighton Magistrates Court, 150 m). Brighton station is 0.8 miles, about 18 mins walk.

Nearby Edward Street occupiers include solicitors, cafés, bars and Morrisons supermarket. The new mixed use development at Edward Street Quarter on the former American Express site (construction commencing May 2019) will provide up to 300,000 sqft of offices, leisure, retail and residential space with a public realm.

## Description

The property comprises a prominent ground floor air-conditioned office with extensive fully glazed main and return frontage.

Gross frontage	25'	7.62 m
Return frontage	13'11	4.25 m
Ground Floor	396 ft <sup>2</sup>	36 m <sup>2</sup>

amenities and services not tested  
measurements are approximate and net internal

## Terms

The premises are available by way of an assignment of the existing lease from 2016 for a term of five years at a present rental of **£9,500 per annum** exclusive. Alternatively, a new full repairing and insuring lease may be available for a term by arrangement. A variety of uses may be considered.

**Rateable Value** £10,250

**EPC** C (74)

Viewing by strict appointment with **GRAVES SON & PILCHER**



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