

CITY CENTRE OFFICE UNIT

TO LET



REFUGE HOUSE, NORTH STREET

BRIGHTON, BN1 1RH



**GRAVES
SON &
PILCHER**

01273 321 123

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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 period office building with the subject accommodation located on the second floor.

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

Approximate net internal floors areas are:

Second Floor South	1,300 ft ²	120 m ²
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amenities and services not tested
all measurements are approximate

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £21,500 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

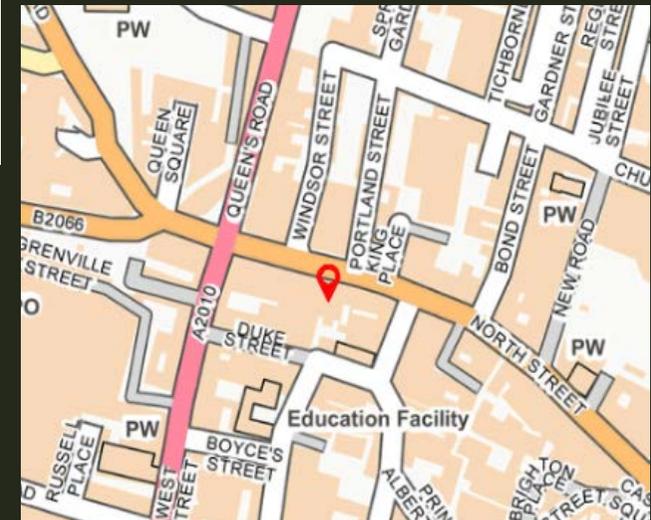
Rateable Value £16,750

EPC E - 110

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



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