

CENTRAL BRIGHTON OFFICE ACCOMMODATION

TO LET



AVENUE LODGE, 60 EAST STREET

BRIGHTON BN1 1HQ



01273 321 123

GSP.UK.COM

Location

Situated in a prominent city centre location at the junction of East Street, Barthlomews and Avenue providing easy access to the numerous city centre amenities. Nearby traders include Jones, All Saints, MAC, Russell & Bromley and L'Occitane.

Accommodation

Self-contained central Brighton office suite accessed via an entrance in 'Avenue' comprising of first, second and third floor accommodation which would suit a single occupier.

First Floor	Open plan office	339 ft ²	31.4 m ²
	Rear kitchen		
Second Floor	Front open plan office	371 ft ²	34.4 m ²
	Rear office	53 ft ²	7.7 m ²
Third Floor	Front office	223 ft ²	20.1 m ²
	Middle office	116 ft ²	10.7 m ²
TOTAL ACCOMMODATION		1,132 ft ²	105.1 m ²

- ♦ fully carpeted ♦ electric heating ♦ uplighters ♦ kitchen facility ♦ perimeter trunking ♦
- ♦ entry phone ♦ male & female wcs ♦

Terms

A new sublease for a term to be agreed at a commencing rental of **£17,500 per annum**, exclusive. The sublease will be excluded from the provisions of the 1954 Landlord & Tenant Act. Each party is to be responsible for their own legal fees.

Business Rates To be confirmed

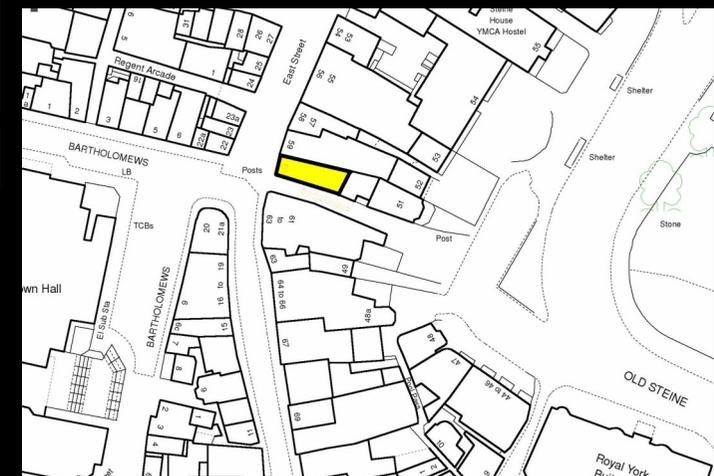
EPC applied for

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

amenities and services not tested
measurements are approximate and net internal



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