

# 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.

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

- ♦ 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

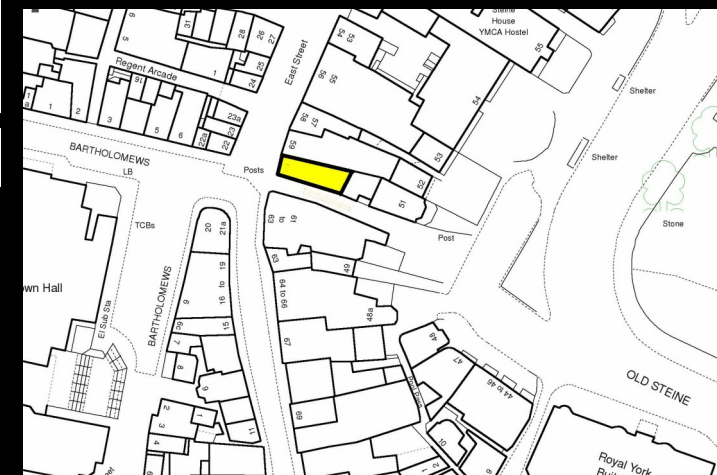
**EPC** applied for

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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