

# ESTABLISHED OFFICE LOCATION TO LET



**VANTAGE POINT**

**NEW ENGLAND STREET, BRIGHTON BN1 4GW**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated on the corner of New England Street and New England Road and close by to a number of multiple independent and national retail, office and industrial occupiers such as Tildens Solicitors, Fitness Hub, Lloyds Bank, Hare & Hounds Public House and Brewers. Easy access is provided by the A23 south into central Brighton or north to Gatwick and London. Brighton station is a 5 minute walk away as well as Jurys Inn.

## Accommodation

Multiple sized office suites available on flexible lease terms from a minimum of 6 months within this landmark building. Configured as open plan with separate meeting rooms available in some of the accommodation.

|           |                       |        |        |
|-----------|-----------------------|--------|--------|
| 3rd Floor | Suites 15, 16         | Double | £900   |
| 5th Floor | Suites 9, 10          | Double | £900   |
| 5th Floor | Suites 13, 14, 15, 16 | Quad   | £1,800 |

- 24hr access • 2 x lifts • communal staircase • separate male / female wc facilities on each floor with shower •
- kitchen facility on each floor • fully carpeted throughout • perimeter trunking • intercom system •
- suspended ceiling with recessed lighting • pay & display parking located on site •

## Terms

A new lease is available on flexible terms for a minimum of 6 months.

Commencing inclusive rental of £450 per calendar month, per office suite. Rent includes water, electricity and heating.

The building may be elected for VAT and therefore VAT may be payable on the terms quoted.

Each party to be responsible for their own legal fees.

**Business Rates** to be assessed

**EPC** applied for

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



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amenities and services not tested  
measurements are approximate and net internal

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