

CENTRAL BRIGHTON 2 x OFFICE SUITES

TO LET



3 ST GEORGES PLACE

BRIGHTON BN1 4GA



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on one of the main roads leading out of central Brighton and adjacent to the North Laine conservation area. Overlooking the Valley Gardens which is currently part of a major road widening scheme, transforming the area into a more pedestrian friendly zone. The Circus Street mixed-use development is close by along with the former Astoria cinema residential development ROX.

Accommodation

A chance to acquire a second or third floor office suite configured as open plan accommodation with the second floor comprising two open plan rooms. Accessed via a door entry system from St George's Place with shared entrance and stairs leading to all floors. The suites benefit from sash bay windows, period features and shared WC facilities.

Second Floor Suite	415 ft ²	38.5 m ²
Third Floor Suite	390 ft ²	36.6 m ²

Terms

Second Floor Suite A new lease is available for a term to be agreed at a commencing rental of **£8,250 per annum**, exclusive. The property may be elected for VAT and the incoming tenant is to be responsible for the landlords reasonable legal fees incurred in this transaction.

Third Floor Suite An opportunity to assign the lease dated from September 2019 for a term of five years with a current passing rent of **£7,500 per annum**, exclusive.

Rateable Value Second Floor: £4,550 Third Floor Suite: £3,550

EPC applied for

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



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amenities & services not tested
all measurements are approximate

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