

CITY CENTRE OFFICES TO LET



REFUGE HOUSE, 49-50 NORTH STREET

BRIGHTON BN1 1RH



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Brighton's business district, close to the city's major facilities and attraction. Brighton railway station, public car parks and the seafront are all within walking distance.

Description

This attractive and imposing building offers a choice of good quality modern offices on third, second or third floors providing a mix of large open areas and offices

| | | |
|--------------------|-----------------------|----------------------|
| First Floor Suite | 2,321 ft ² | 215.5 m ² |
| Second Floor Suite | 1,300 ft ² | 120.0 m ² |
| Third Floor Suite | 858 ft ² | 79.7 m ² |

- ♦ CAT II lighting ♦ perimeter trunking ♦ double / secondary glazing ♦ carpeting ♦
- ♦ suspended ceilings ♦ male & female WCs ♦ door entry system ♦ passenger lift ♦

Terms

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

First floor suite - **£38,750** pax / Second floor suite - **£21,500** pax / Third floor suite - **£16,000** pax

Rateable Value First floor suite - **£30,750** / Second floor suite - **£16,750** / Third floor suite - **£12,000**

EPC Rating E 110

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate



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