

**UNIQUE OFFICE ACCOMMODATION  
1ST FLOOR SUITE**

**TO LET**



**24-26 MEETING HOUSE LANE**

**BRIGHTON BN1 1HB**



01273 321 123

GSP.UK.COM

## Location

Situated in the heart of Brighton's famous Lanes area, renowned for its exciting mix of retail concerns, restaurants and individual shops with residential accommodation over. Close by is the new Hannington Lane specialist retail development and the area experiences high pedestrian flow at all times of the day. Local occupiers include Camelot Jewellers, Bath Arms Public House and Riddle & Finns.

## Accommodation

Shared access from Meeting House Lane with stairs leading to the first floor office suite. Configured as open plan with separate male and female WC facilities.

**Office Suite 1B**

**200 ft<sup>2</sup>**

**£6,000 per annum exclusive**

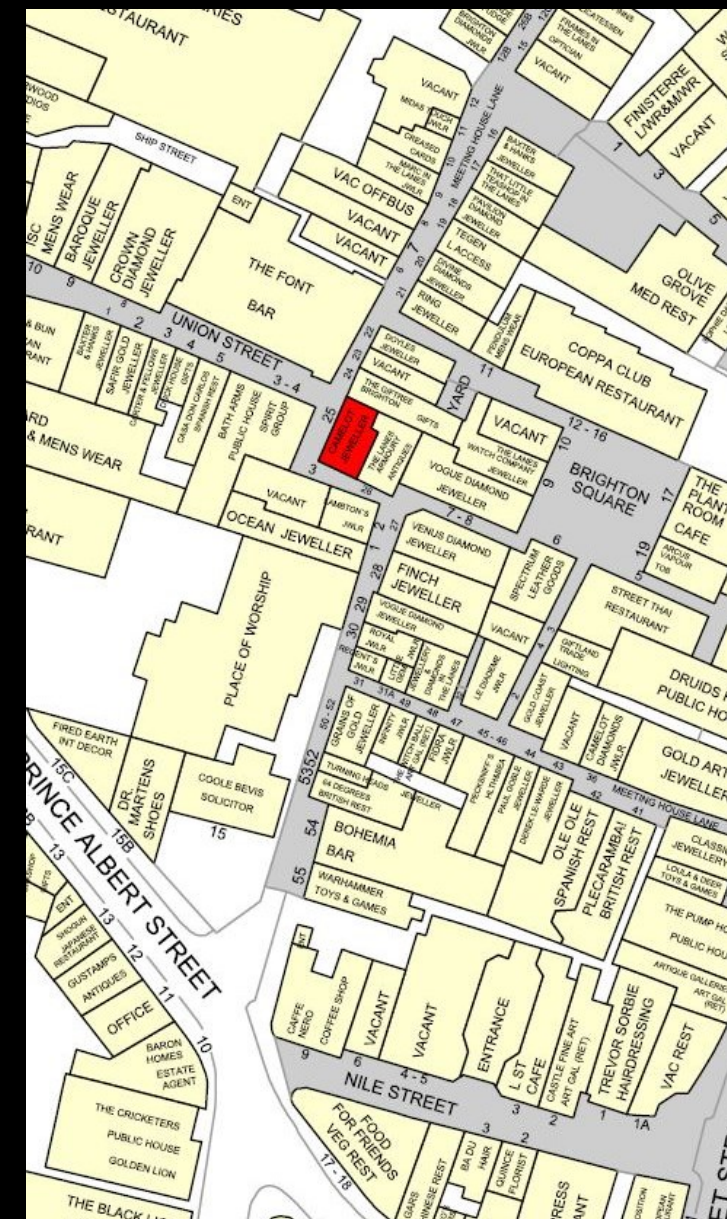
• LED Lighting • Laminate Flooring • Intercom •

## Terms

The premises are available on flexible license agreements with a contribution towards the building insurance and service charge. The property 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.

**Rateable Value** £5,400

**EPC** The property is Grade II listed and we understand it is exempt from requiring an EPC



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

amenities & services not tested  
all measurements are approximate



01273 321 123 [www.gsp.uk.com](http://www.gsp.uk.com)



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.