

CLOSE RAILWAY STATION / NORTH LAINE CITY CENTRE INDUSTRIAL BUILDING

1,826 ft² / 169 m² + MEZZANINE 911 ft² / 84 m²

TO LET



UNITS 5 & 6, CHEAPSIDE

BRIGHTON BN1 4GD



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in central Brighton, adjoining The Skiff co-working space, and within walking distance of Brighton railway station and the vibrant North Laine. The area is popular with creative businesses, and there are major office occupiers in the vicinity, along with hotels and hospitality venues. New England Quarter, Brighton Met College and London Road shopping thoroughfare are nearby. The city centre, seafront and transport links are conveniently accessible.

Description

The premises comprise a light industrial building that has been adapted by the current occupier to provide flexible design, manufacturing and office space. Features include an eaves height of 15' / 4.5 m, an electrically operated loading door, a 3 phase electricity supply and two car parking spaces.

Ground Floor	Main high bay production / warehouse area, reception / showroom, separate workshop / store, kitchen, male and female WCs	1,826 ft²	169 m ²
Mezzanine	Two separate areas, used for office / studio space	911 ft²	84 m ²
TOTAL FLOOR AREA		2,737 ft²	254 m²

Terms

The premises are **TO LET** for a term to be agreed at a commencing rental of **£25,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £20,500

EPC Rating D - 89

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

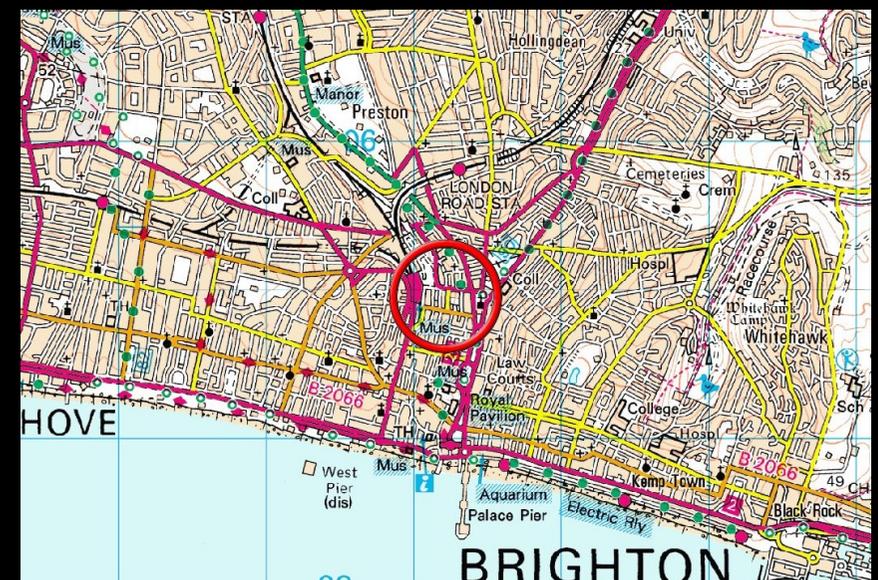
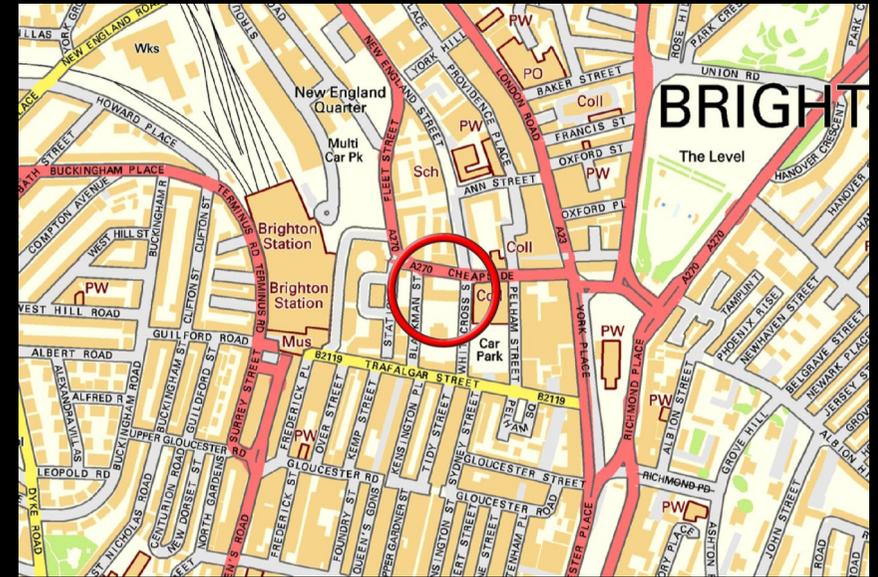
amenities and services not tested
measurements are approximate and gross internal



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