

ESTABLISHED OFFICE LOCATION TO LET



VANTAGE POINT

NEW ENGLAND STREET, BRIGHTON BN1 4GW



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 on a rolling basis within this landmark building. Configured as open plan with separate meeting rooms available in some of the accommodation.

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|-----------|----------------|-------|
| 2nd Floor | Suite 14 | £500 |
| 2nd Floor | Suite 11 | £550 |
| 2nd Floor | Suite 5 | £550 |
| 2nd Floor | Suite 6 | £550 |
| 5th Floor | Suite 6 | £500 |
| 5th Floor | Suites 7 & 8 | £1000 |
| 5th Floor | Suites 13 - 14 | £1000 |
| 3rd Floor | Suites 7 & 8 | £1100 |

- ♦ 24hr access ♦ 2 x lifts s communal staircase ♦ kitchen facility on each floor ♦
- ♦ separate male / female wc facilities on each floor with shower ♦ 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 £515 per calendar month, per office suite. Rent includes water, electricity and heating. VAT may be payable on the terms quoted. Each party to be responsible for their own legal fees.

Business Rates TBA

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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