

CENTRAL BRIGHTON OFFICES

TO LET



12-14 CHURCH STREET

BRIGHTON BN1 1US



01273 321 123

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Location

Situated in the heart of one of Brighton's premier commercial areas and forming part of the vibrant North Laine. Brighton railway station and public transport hub is less than a 10 minute walk away and numerous amenities of the city centre are all within close proximity, including coffee shops, restaurants, hotels and the seafront.

Accommodation

An opportunity to occupy two office suites either individually or as a whole. The available accommodation forms the first and second floors of the building.

- ♦ open plan accommodation ♦ suspended ceiling with recessed lighting ♦ partitioned meeting rooms ♦
- ♦ door entry system ♦ male & female WC facilities ♦ parking available for 50+ cars (at an additional cost) ♦

First Floor Suite	1,204 ft ²	111.8 m ²	£24,500 per annum
Second Floor Suite	1,393 ft ²	129.3 m ²	£28,000 per annum
First & Second Floor Suites Combined	2,597 ft ²	241.1 m ²	£52,500 per annum

Terms

The suites are To Let on a new full repairing and insuring lease for a term to be agreed at a commencing all-inclusive rental of £20 psf. Please note, business rates will be payable and are not included within the inclusive rental. Rent reviews will be at appropriate intervals.

Rateable Value 1st Floor - £19,500; 2nd Floor - £14,500

EPC 1st Floor - 81 D; 2nd Floor - to be assessed

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



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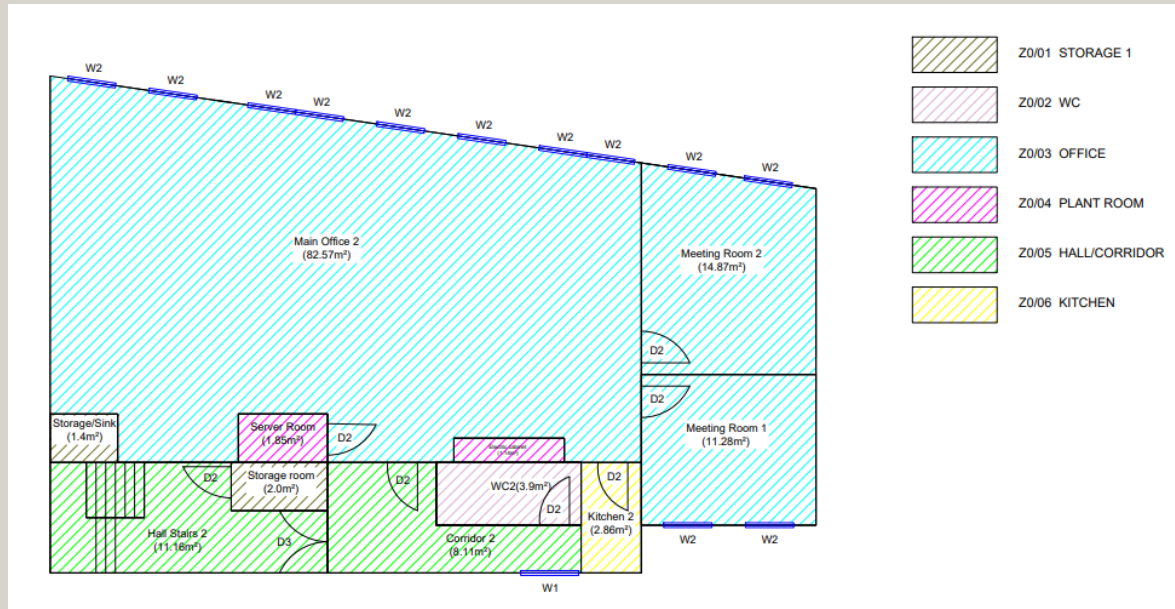
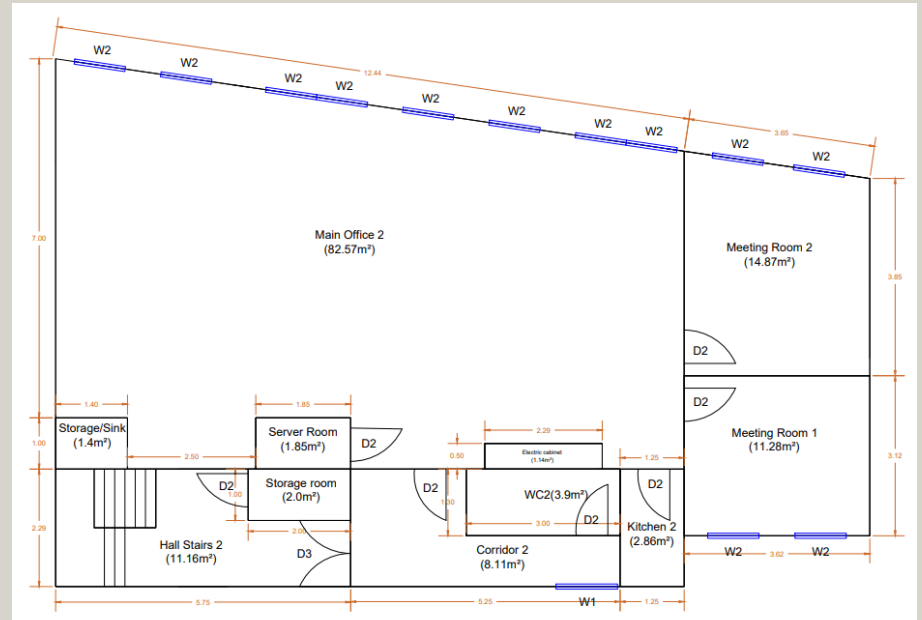
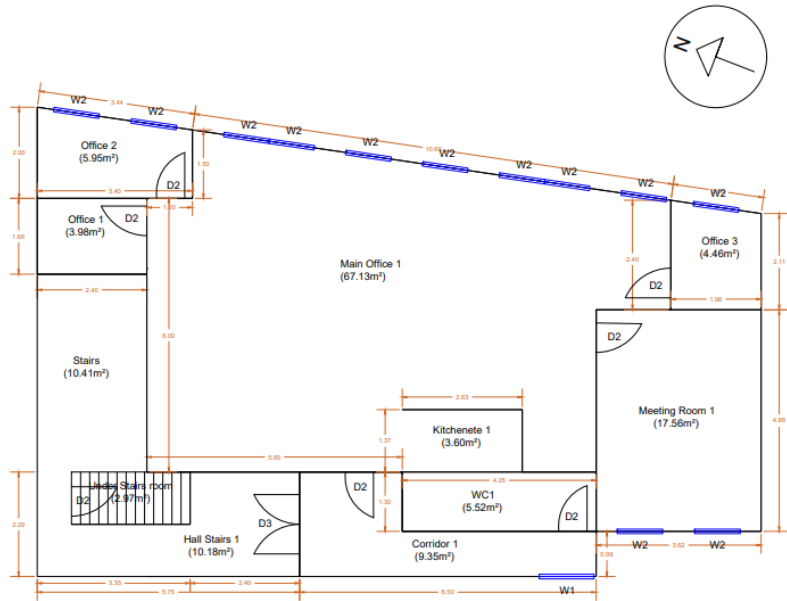
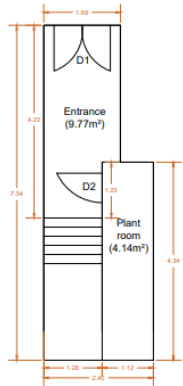
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amenities and services not tested
measurements are approximate and net internal

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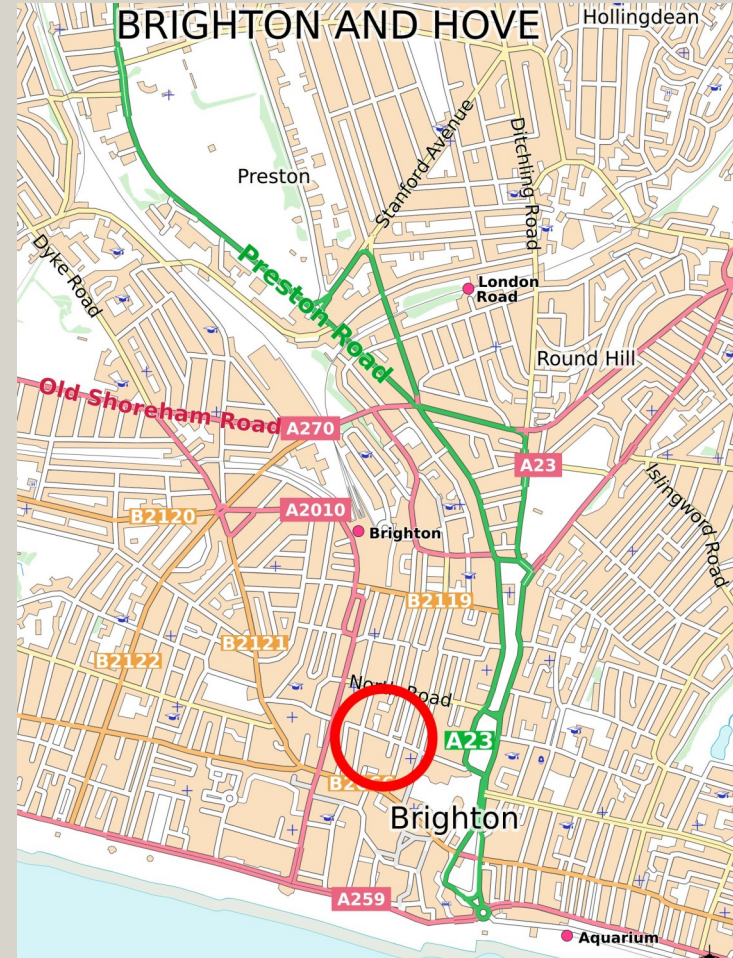


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