



NEWLANDS

PROPERTY

4th Floor, 2 Bartholomews

Brighton, BN1 1HG

TO LET - Lanes Office Suite
Rental £83,746pax

3,221 sq ft
(299.24 sq m)

- Lanes Location
- City Centre position
- Available June 2024

4th Floor, 2 Bartholomews, Brighton, BN1 1HG

Summary

Available Size	3,221 sq ft
Rent	£6,978.83 per month
Rates Payable	£23,424 per annum
Rateable Value	£45,750
Service Charge	Details available on request
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (71)

Description

Modern four story office building, accessed via a well presented reception area off Bartholomew's. Providing quality modern space arranged in 2x open plan split level areas.

The current tenant has partitioned the areas to create 5x offices/meeting rooms to leave a mix of open spaces and individual rooms which can be adapted if required by an incoming tenant. The suite has good natural light from all sides with openable sash windows in all areas.

There is A/C in all main rooms with central heating to the general space, the suite has raised access floors for data/telephone cabling, Kitchenette, IT/Server room and suspended ceilings with recessed lighting, the property also has the benefit of two passenger lifts.

Location

Located in the heart of Brighton City Centre within the famous Lanes of Brighton, close to a variety of retailers and restaurants. The building is a short walk from Brighton Station and the principal transport hubs in the city together with the Historic Seafrost promenade and the Brighton Palace Pier.

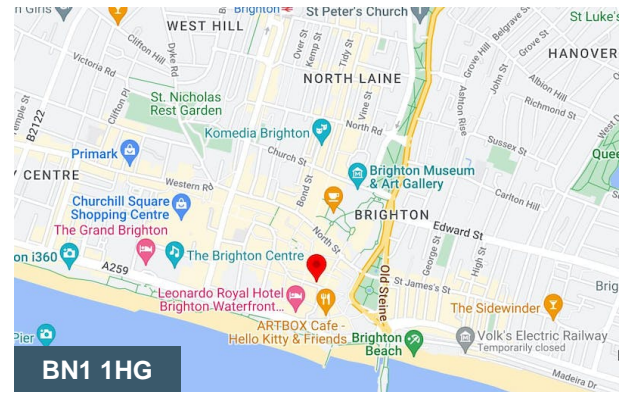
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
4th	3,221	299.24
Total	3,221	299.24

Terms

Available on a new FRI lease with terms to be agreed and quoting rental of £83,746pax.



Viewing & Further Information



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