



Office 1

Vine Street Lofts, 24-25 Vine Street, Brighton, BN1 4AG

**TO LET North Laine Office
Suite
Rental £13,800 Per Annum**

452 sq ft
(41.99 sq m)

- New Lease
- Available Now
- Great Starter Unit

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Summary

Available Size	452 sq ft
Rent	£1,150 per month
Rates Payable	£4,790.40 per annum No Rates Payable for a small business on this unit
Rateable Value	£9,600
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (54)

Description

The property comprises of a ground floor self-contained office suite with its own kitchenette and W.C excellent natural light and open place space, making it a great starter unit for a new or expanding business.

Location

Vine Street Lofts is located on the northern side of Vine Street, in the sought after North Laine area of Brighton, with a great mix of independent shops, offices and restaurants and bars, nearby occupiers include Beyond Retro, Gails Bakery, Bills, Wagamama and Cin Cin Italian restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Office Suite	452	41.99
Total	452	41.99

Viewings

Viewings can be arranged via the Landlords Sole Agents Newlands Property.

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £13,800 per annum exclusive.



Viewing & Further Information



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