



3rd Floor Offices

2 Bartholomews, Brighton, BN1 1HG

**TO LET - 3rd Floor OFFICE
SUITE IN CENTRAL
BRIGHTON
Rental £128,525 PAX**

5,141 sq ft
(477.61 sq m)

- Communal reception Lobby
- Air conditioning
- Modern City Centre Offices
With 4 Parking Spaces

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Summary

Available Size	5,141 sq ft
Rent	£10,710.42 per month
Business Rates	Upon Enquiry
Service Charge	Service charge details available on request
Car Parking	N/A
Estate Charge	N/A
EPC Rating	C (71)

Description

Impressive office space located on the 3rd floor of this imposing five storey building, accessed via stairs or lift via the refurbished reception area.

The space is predominately open plan with several rooms at either end for use as meeting rooms or private office space. Features within the space include Air Conditioning, Central Heating, Kitchenette, Raised Floors, Views of The Lanes, Catt II lighting & Carpets. In Addition the space has 4 parking spaces in a secure underground carpark

Location

Situated on the 3rd floor above The East Street Arcade in Brighton's Lanes area. A superb location that provides great access to the city centre with the Seafront, Lanes, North Laine, Churchill Square, Shopping Centre & Brighton Station all a short walk away. Nearby occupiers include Molton Brown, Space NK, All Saints, Hugo Boss, Giggling Squid, Dishoom & The Breakfast Club

Accommodation

The accommodation comprises of the following

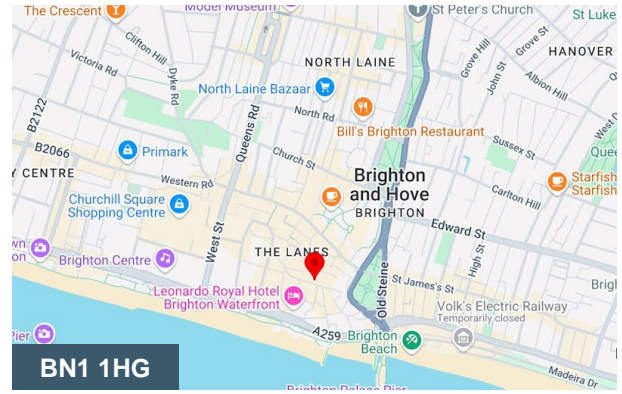
Name	Floor/Unit	Description	sq ft	sq m
3rd - 3rd Floor	3rd	3rd Floor	5,141	477.61
Total			5,141	477.61

Viewings

Viewings by appointment via Landlords Agent - Newlands Property

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of at least 5 years.



Viewing & Further Information



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