



2nd Floor Offices

2 Bartholomews, Brighton, BN1 1HG

**TO LET - 2nd Floor OFFICE
SUITE IN CENTRAL
BRIGHTON
Rental £188,487 PAX**

6,981 sq ft
(648.56 sq m)

- Communal reception Lobby
- Air conditioning
- Modern City Centre Offices
With 4 Parking Spaces
- AVAILABLE JULY 2025

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Summary

Available Size	6,981 sq ft
Rent	£15,707.25 per month
Rates Payable	£55,146 per annum
Rateable Value	£101,000
Service Charge	Service charge details available on request
Car Parking	N/A
VAT	Applicable. VAT will be applicable
Legal Fees	Each party to bear their own costs. Each party to pay their own costs incurred
Estate Charge	N/A
EPC Rating	B (49)

Description

Located on the 2nd floor of an imposing 5-storey building, this impressive office space is accessible via both stairs and a lift through a recently refurbished reception area. The layout is predominantly open-plan with a split-level design and includes several rooms at either end, ideal for use as private offices or meeting rooms. Key features of the space include air conditioning, shower facilities, bike storage, central heating, a kitchenette, raised floors, CAT II lighting, carpets, and scenic views of The Lanes.

Location

Situated on the 2nd 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

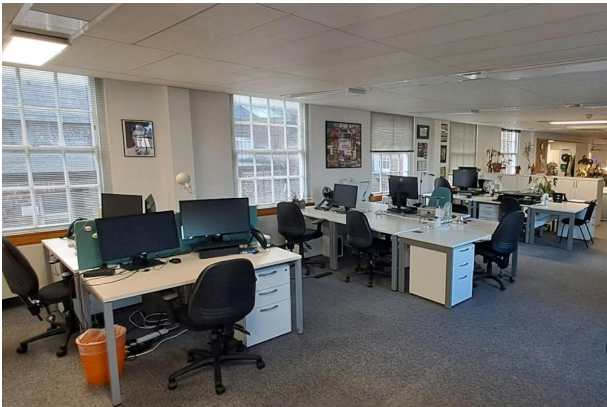
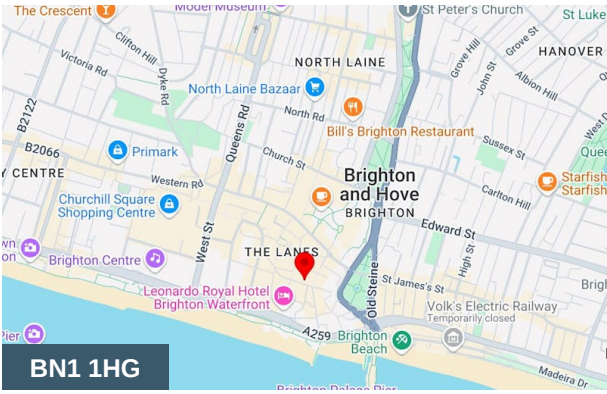
Name	Floor/Unit	Description	sq ft	sq m
2nd	2nd	-	6,981	648.56
Total			6,981	648.56

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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