NEWLANDS
PROPERTY

To Let



Regent Row

Brighton, BN1 3FE

TO LET - New Class E Unit
Rental £30,000 PAX

- New Lease
- Versatile Space
- Suit Various Uses (STPC)

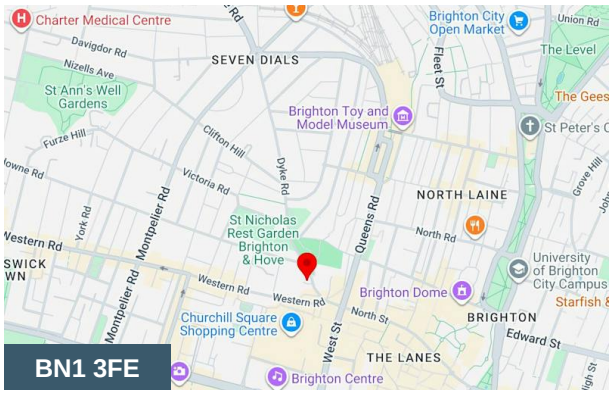
2,044 sq ft

(189.89 sq m)

Regent Row, Brighton, BN1 3FE

Summary

Available Size	2,044 sq ft
Rent	£2,500 per month
Business Rates	N/A
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs. Holding deposit will be required to secure
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment







Description

The property has double door access with extensive window frontage, the unit is open plan with versatile use great space for Gym / PT Studio and would be suitable for various uses (STPC).

Location

Located just off Dyke Road, in Regent Row the property backs onto the newly refurbished Imperial Arcade, with Churchill Square just round the corner and easy access to all of the city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,044	189.89
Total	**2,044**	**189.89**

Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

Terms

Available on a new FRI lease, asking rental £30,000 PAX.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

Viewing & Further Information



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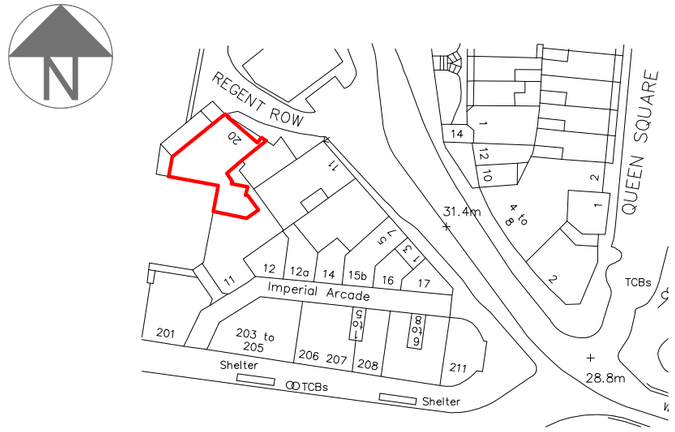
Ground Floor Plan 1:100



Location plan 1:250

1:1250 0 10 20 30 40 50 60 70 80 90 100

1:100 0 1 2 3 4 5 6 7 8 9 10m

amendments

bpm Architectural Services Ltd.

client	Moretons Investments Ltd
project	Regent Row Imperial Arcade Brighton
project ref:	3211
Drawing No.	01
drawing title	Lease Plan
drawn by	AW
date	July 26
scale	1:100@ A3

www.bpmnet.co.uk
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Do not scale off drawing, check all dimensions on site before all work is commenced

All goods materials workmanship to conform with current building regs BSS and COP's