



20A North Street

Brighton, BN1 1EB

**TO LET - Refurbished Office
Space
Rental £121,170 PAX**

3,462 sq ft
(321.63 sq m)

- New Lease
- Refurbished Space
- Open Plan
- B Rated EPC

20A North Street, Brighton, BN1 1EB

Summary

Available Size	3,462 sq ft
Rent	£10,097.50 per month
Rates Payable	£22,893.75 per annum
Rateable Value	£41,250
Service Charge	A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (27)

Description

The available office accommodation is situated on the first floor and provides high quality open plan office space with meeting rooms and a modern kitchen/breakout area.

The space has a generous floor to ceiling height and benefits from LED lighting, raised access floor and energy efficient air conditioning. It also has its own WC and shower facilities. Externally, is a shared secure bike store.

Location

The subject property is located on North Street, south side of the road. North Street is in the heart of Brighton within the Lanes Shopping area.

The immediate area benefits from a variety of restaurants, bars and the Brighton Dome/Royal Pavilion Estate. Brighton Station is half a mile from the property and regular bus services run along North Street and Queens Road.

There is parking at the NCP Theatre Car Park on Church Street which is a two minute walk away.

Accommodation

The accommodation comprises the following areas:

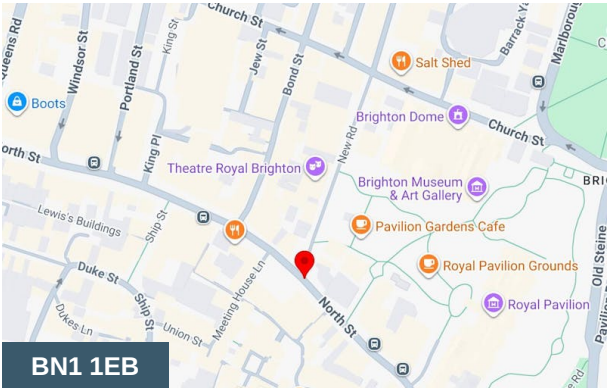
Name	sq ft	sq m
1st	3,462	321.63
Total	3,462	321.63

Viewings

Viewings can be arranged via the landlords agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £121,170pax.



Viewing & Further Information



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