



4 Bartholomews

Brighton, BN1 1HG

**TO LET - City Centre Office
Building
Rental £35,000 PAX**

897 sq ft
(83.33 sq m)

- New Lease
- Excellent Condition
- Private Entrance

4 Bartholomews, Brighton, BN1 1HG

Summary

Available Size	897 sq ft
Rent	£2,916.66 per month
Rates Payable	£8,108.75 per annum
Rateable Value	£16,250
Service Charge	Further information on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (63)

Description

Arranged over first, second & third floors the property is in excellent condition throughout with air-conditioning, along with kitchenette & W.C's accessed via its own private ground floor entrance.

Location

Located on Bathlomew's in central Brighton within the heart of the famous Lanes, nearby occupiers include All Saints, Blank Street Coffee, Nobody's Child, Burger & Lobster & Charlotte Tilbury along with a number of other national & independent occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	390	36.23
2nd	285	26.48
3rd	222	20.62
Total	897	83.33

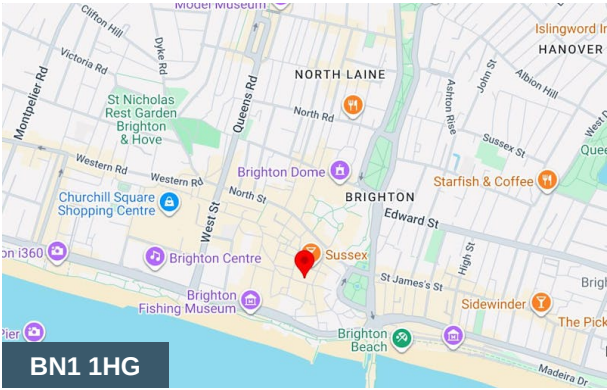
Viewings

Viewings can be arranged via Sole Agents - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £35,000 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



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com