



Office 4

10 Hanningtons Lane, Brighton, BN1 1GS

**TO LET - 2nd Floor Office
Suite
Rental £27.50sq.ft**

1,101 sq ft
(102.29 sq m)

- City Centre
- Excellent Condition
- Flexible Terms

Office 4, 10 Hanningtons Lane, Brighton, BN1 1GS

Summary

Available Size	1,101 sq ft
Rent	£2,523.13 per month
Rates Payable	£10,603.75 per annum
Rateable Value	£21,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	A (23)

Description

The property comprises a modern 2nd floor office suit within the Hanningtons Lane development, a popular mixed-use destination in the heart of Brighton's historic Lanes.

The suite is arranged to provide bright, open plan office accommodation with a modern existing fit-out, including glazed partitioned meeting rooms, a fitted kitchenette and informal breakout space. The accommodation benefits from air conditioning, LED lighting, carpeting, perimeter trunking and excellent natural light.

The suite is available with existing furniture in situ, offering occupiers the opportunity to take occupation with minimal upfront fit out costs.

Location

Hanningtons Lane links into North Street & Brighton Square within the famous Lanes, providing a pedestrianised setting with an extensive range of independent shops, cafés, restaurants and leisure amenities. The wider city centre retail offer, including Churchill Square Shopping Centre, North Laine and the seafront, are all within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office 4	1,101	102.29	Available
Total	1,101	102.29	

Viewings

Viewings can be arranged via Newlands Property

Terms

The property is available to let by way of a new lease for a term to be agreed at a commencing rent of £27.50sq.ft / £30,277.50pax



Viewing & Further Information



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