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25a Meeting House Lane, Brighton, BN1  
1HB

TO LET: FLEXIBLE OFFICE PREMISES IN CENTRAL BRIGHTON

# LOCATION



One of Brighton's busiest pedestrian thoroughfares located in the heart of the city and renown for its vibrant atmosphere and mix of retail, restaurant and unique shops with office and residential accommodation over.

Popular to both local residents and tourists alike throughout the year, day and night, who may choose to dine at nationally regarded venues such as Donatello's, Coppa Club, Riddle & Finn and Casa don Carlos or shop at a number of bespoke jewellers within the famous Lanes and the new Hannington's Lane adjacent.

## Description

Office premises are available with a main shared entrance, located in the much sought-after Meeting House Lane in the heart of the city. New lease available on flexible terms and ready for immediate occupation.

## Key Features

- Prime Meeting House Lane Location
- Flexible Terms
- New Lease
- Ready for Immediate Occupation

## Lease

A new lease for a term to be agreed.

Unit 2B & 2C: £5,000 per annum, exclusive.

## Amenities

- Carpeted throughout
- Window blinds
- Good natural light
- Entry phone intercom (not tested)
- Numerous power sockets (not tested)
- Male and Female WCs

## Rent Review

By way of negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution (to include, electricity, water, building insurance and service charge).

This is estimated at £1,612.86 (plus VAT) per annum.

## Business Rates

Billing Authority: Brighton & Hove

Description: Office and premises

Rateable Value: -

Rates Payable: -

Valid from April 2023 (current)

Potential benefit from Small Business Rates Relief (SBRR).



## VAT

The property is elected for VAT, therefore VAT will be chargeable on the terms quoted.

## Legal Fees

Each party is to pay for their own.

## Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Toby Graves

01273 701070  
07818 569243  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB