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41 Brighton Square, Brighton, BN1 1HD  
TO LET: FLEXIBLE OFFICE PREMISES IN CENTRAL BRIGHTON

# LOCATION



Situated in the bustling core of Brighton, one of the city's liveliest pedestrian avenues stands renowned for its vibrant ambience and diverse array of retail, dining, and speciality shops, coupled with office spaces and residential units above.

This bustling locale draws in locals and tourists alike, who flock day and night, year-round. Whether indulging in dining at nationally acclaimed establishments like Donatello's, Coppa Club, Riddle & Finn and Casa don Carlos or perusing the offerings of bespoke jewellers nestled within the historic Lanes or the adjacent Hannington's Lane, visitors are spoilt for choice.

## Description

Prime office space, situated atop the vibrant Brighton Square in the heart of the city.

This versatile unit is ideal for a diverse range of tenants and is now available for lease with flexible terms to accommodate your needs.

## Key Features

- Prime City Centre Location
- Flexible Terms
- New Lease
- Adjacent Courtyard

## Accommodation

Ground Floor Unit: 311 sq ft (28.9 m2)

## Lease

A new lease is available on flexible leasing terms.

41 Brighton Square: £10,000 per annum, exclusive.

## Amenities

- Carpeted throughout
- Window blinds
- Good natural light
- Entry phone intercom (not tested)
- Numerous power sockets (not tested)
- Demised WCs
- Outside courtyard
- Galley kitchen

## 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).

More information is available on request.

## 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.

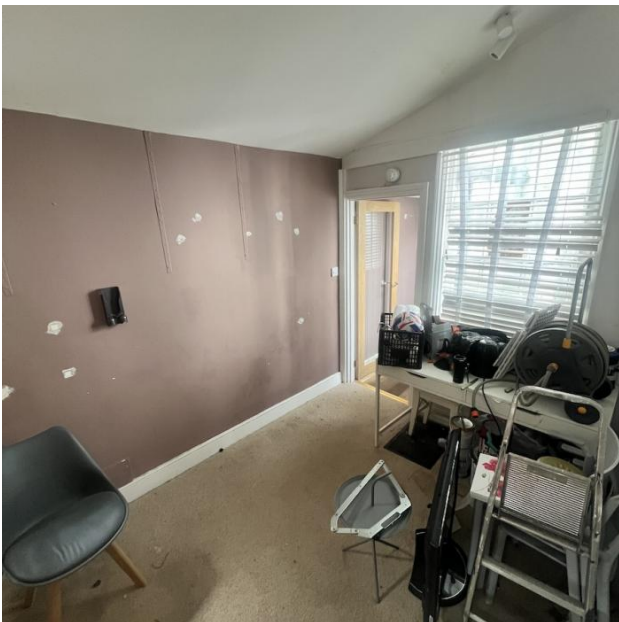
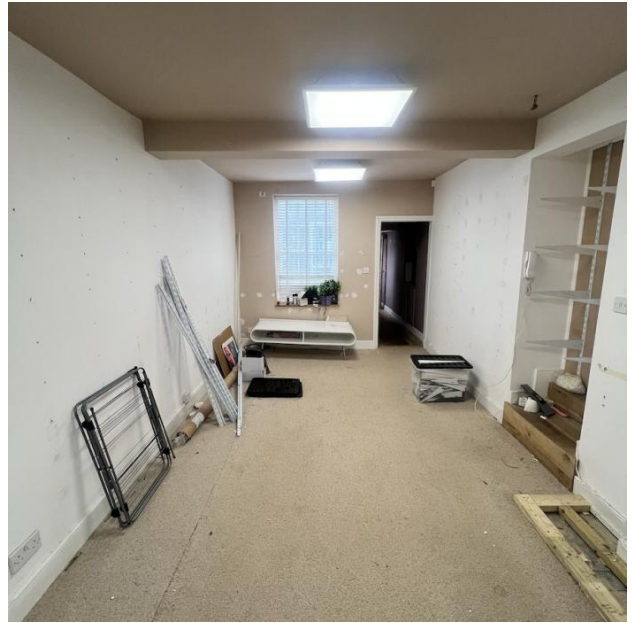
## Legal Fees

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  
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