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Regent House, 2 Church Street, Brighton,  
BN1 1UJ

TO LET: PRIME CITY CENTRE FIRST FLOOR OFFICE

# LOCATION



Situated on the corner of the busy New Road and Church Street and immediately above a popular Italian coffee bar delicatessen.

An established commercial city centre location amongst the vibrant trading area of the North Laines. Directly opposite is the newly refurbished and historic Dome and Corn Exchange building, close to the Theatre Royal and an easy walk to the magnificent Royal Pavilion and gardens. Local traders and landmarks include the Waggon & Horses public house, Dockerills hardware, plus well known concerns such as Five Guys, Tesco Express, Yo Sushi, Cote restaurant, Franco Manca and many more.

Jubilee Street, New Road and Church Street all offer an abundance of quality office accommodation as an established professional destination.

The NCP multi-storey car park is only 150m west in Church Street.

## Description

Perched above the bustling intersection of Church Street and the pedestrianised New Road, this esteemed office space offers a premier leasing opportunity within a historically significant Grade II listed structure built in 1808.

Ideally suited for tenants in pursuit of an inspiring workspace, it stands ready for immediate occupancy with flexible lease terms to accommodate diverse needs.

## Key Features

- Grade II listed building
- Prime city centre location
- Flexible leasing terms available
- Ready for immediate occupation

## Accommodation

Enter through the impressive ground floor entrance on Church Street, where a staircase awaits to guide you to the following:

- Lobby: 6'7" x 7'5" - 49 sq ft
- Main Front Office: 21'5" x 16'10" - 361 sq ft
- Rear Office: 13'6" x 13'6" - 184 sq ft
- Side Office / Kitchen: 13'5" x 7'11" - 106 sq ft

**First Floor Accommodation: 700 sq ft (65 m2)**

Possibility to extend into a further rear office (169 sq ft), totalling **869 sq ft (80.7 m2)**.

## Amenities

- Stylish wood laminate boarded flooring throughout.
- W/C and galley kitchen facility.
- Multiple data floor boxes.
- Feature fireplace.
- Striking floor-to-ceiling bay windows.
- Gas-fired central heating system (GFSH).
- Plenty of natural light.

## Lease

For a term to be negotiated.

First Floor Office: £16,500 per annum, exclusive.

## Rent Review





By negotiation.

## Repairing Liability

Effective Rull Repairing & Insuring by way of a service charge payable.

## 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 building is not elected for VAT and therefore VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).







GET IN TOUCH  
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