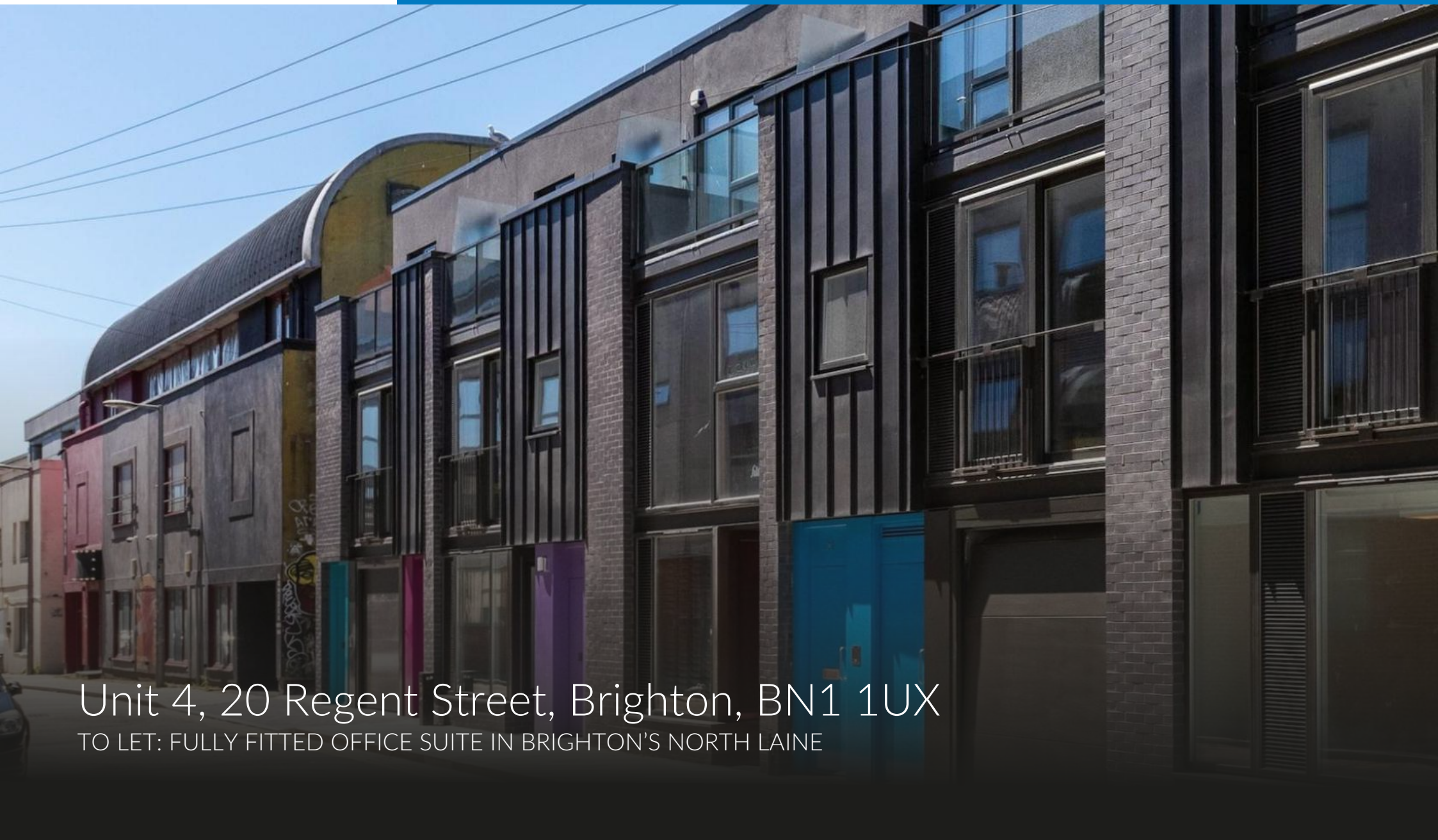
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PROPERTY PEOPLE

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Unit 4, 20 Regent Street, Brighton, BN1 1UX

TO LET: FULLY FITTED OFFICE SUITE IN BRIGHTON'S NORTH LAINE

LOCATION



Regent Street forms part of Brighton's North Laine, one of the city's most vibrant and established commercial and cultural quarters.

The surrounding area is home to a diverse mix of independent retailers, cafés, restaurants, bars, professional occupiers and creative businesses, providing an attractive working environment within the city centre.

The property is situated close to Brighton Dome, Theatre Royal and Komedia, with the Royal Pavilion, Churchill Square and Brighton seafront all within convenient walking distance.

Brighton mainline railway station is a short walk to the north and provides frequent services to London and destinations across Sussex. Numerous local bus routes are also available nearby.

Description:

Unit 4 comprises a well-presented and fully fitted office suite situated within a high-quality multi-let office building in Brighton's North Laine.

The accommodation provides a private office environment suitable for a small team and is fitted to accommodate approximately five to six workstations. The suite benefits from premium desks and office chairs, perimeter power and data trunking and fibre-optic connectivity.

Occupiers will also benefit from shared use of WC and kitchen facilities, lockable storage and a private courtyard with bicycle storage.

The accommodation provides a flexible alternative to serviced or coworking office space, with the benefit of a private office within an established commercial building.

Key Features:

- Fully Fitted Office Accommodation for Approximately 5–6 Workstations
- High-Quality Office Building in a Prominent North Laine Location
- Fibre-Optic Connectivity and Perimeter Power/Data Trunking
- Rent Inclusive of Occupational Costs

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMFirst Floor First Floor Office23221.55Total23221.55

Rent:

£1,000 per month

Terms:

The premises is available by way of a flexible occupational arrangement at a quoting rent of £12,000 per annum plus VAT, inclusive of occupational costs, subject to a minimum initial commitment of 12 months, with the potential for a rolling arrangement thereafter.

Specifications:

-Fully fitted first-floor office suite
-Accommodation for approximately five to six workstations
-Premium desks and office chairs
-Perimeter power and data trunking
-Fibre-optic connectivity
-Shared kitchen facilities
-Shared WC facilities
-Lockable storage
-Private courtyard
-Bicycle storage
-High-quality multi-let office building
-Flexible occupation

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

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

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.









GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.