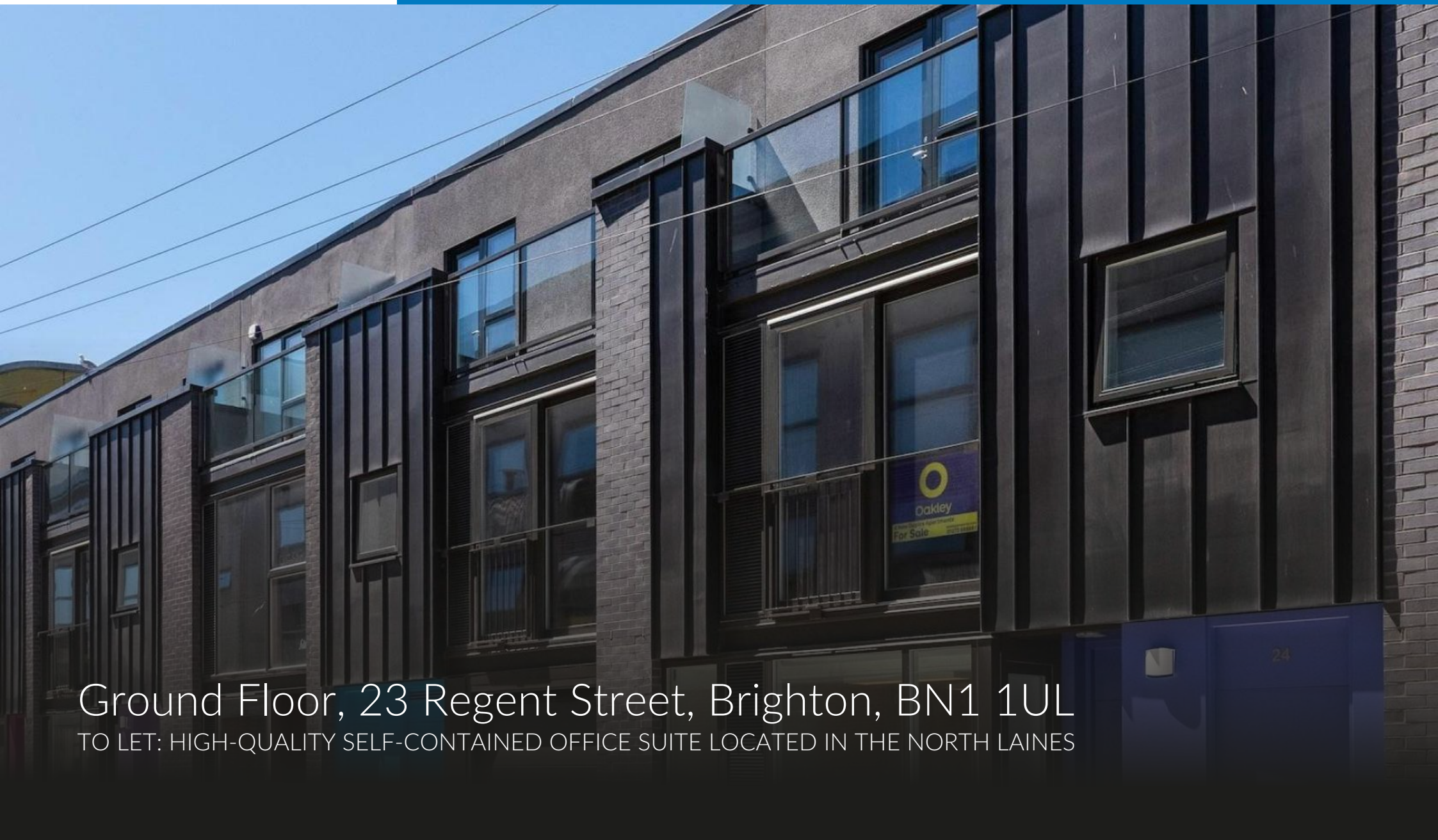
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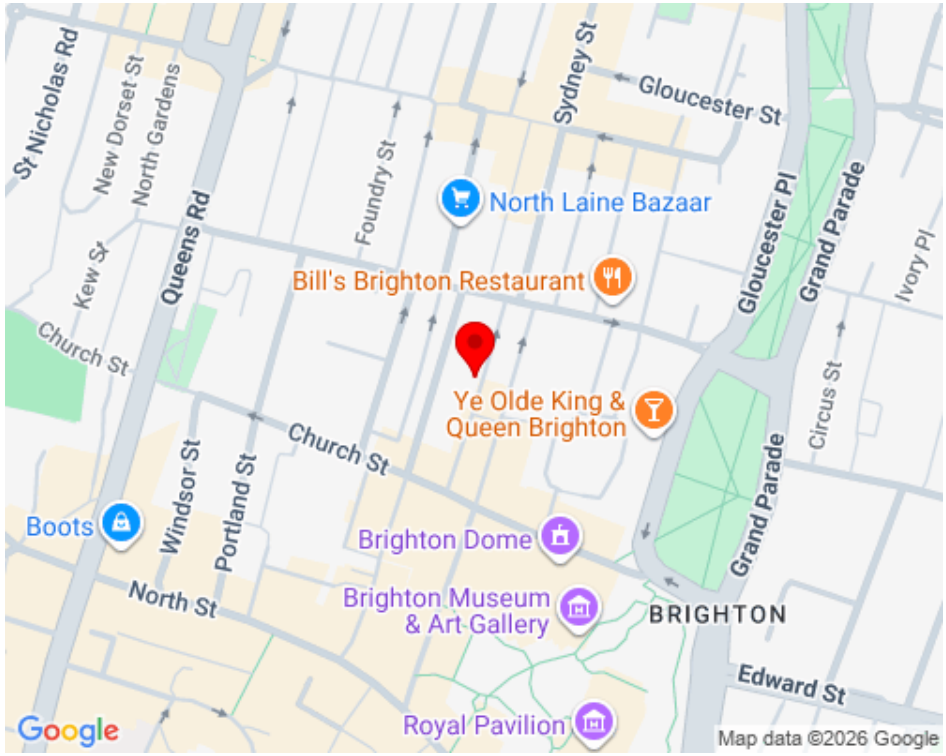
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Ground Floor, 23 Regent Street, Brighton, BN1 1UL

TO LET: HIGH-QUALITY SELF-CONTAINED OFFICE SUITE LOCATED IN THE NORTH LAINES

LOCATION



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

The surrounding area is home to a diverse mix of independent retailers, cafés, restaurants, bars, professional businesses and creative occupiers, 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 regular services to London and destinations throughout Sussex. Numerous local bus routes also operate within the surrounding area.

Description:

The ground floor comprises a well-presented, self-contained office suite within a high-quality building in Brighton's North Laine. The accommodation has been recently refurbished and is presented in white-box condition, providing a modern workspace that an incoming occupier can configure to suit their requirements.

The office benefits from excellent natural light through double-glazed windows, together with LED lighting and electric heating. The self-contained layout also incorporates a private DDA-compliant WC, kitchenette and storage area.

Offering a combination of modern finishes, practical facilities and a central location, the property provides an attractive workspace for businesses seeking private office accommodation within Brighton city centre.

Key Features:

- High Quality Self-Contained Office Accommodation
- Prominent North Laine Location Close to Brighton City Centre
- White-Box Finish
- DDA-Compliant WC, Kitchenette and Storage

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor31028.80Total31028.80

Rent:

£13,000 per annum

Specifications:

- Self-contained ground floor office suite
- Recently refurbished accommodation
- White-box finish
- Double-glazed windows
- Excellent natural light
- LED lighting
- Electric heating
- Private DDA-compliant WC
- Kitchenette
- Dedicated storage area
- Bike storage included

Business Rates:

Rateable Value: £9200

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

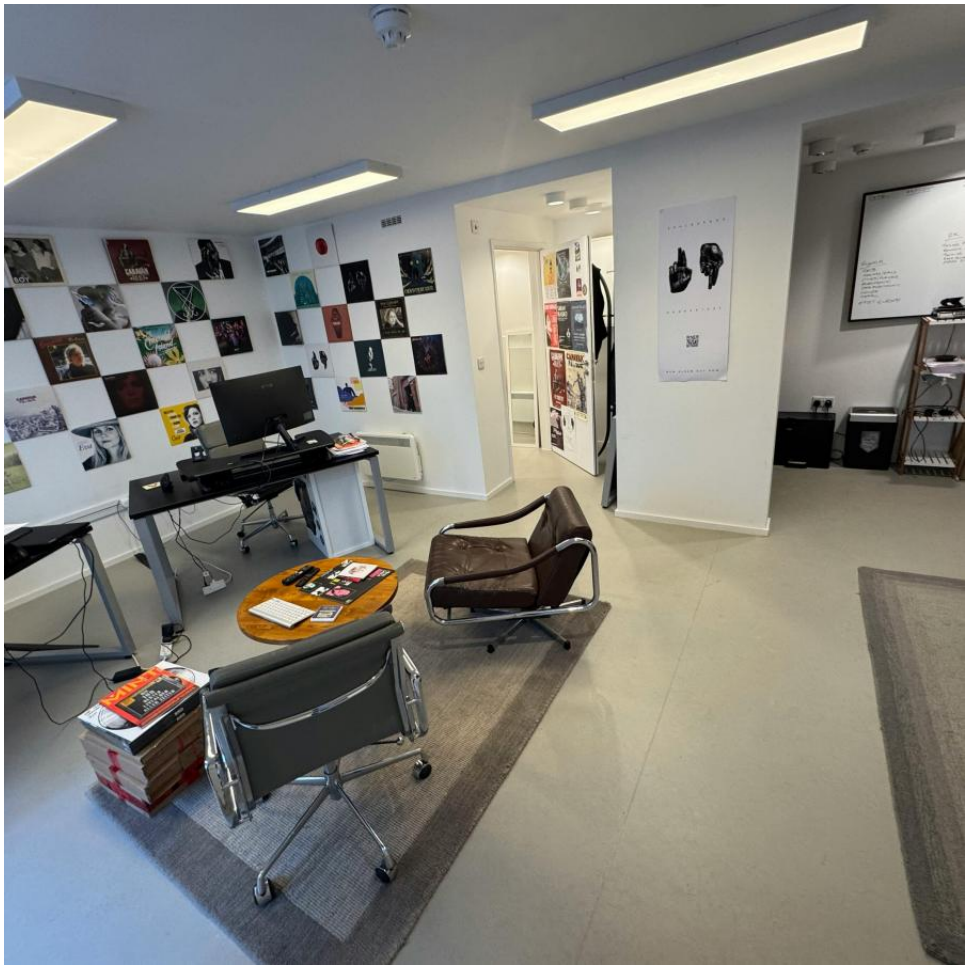
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

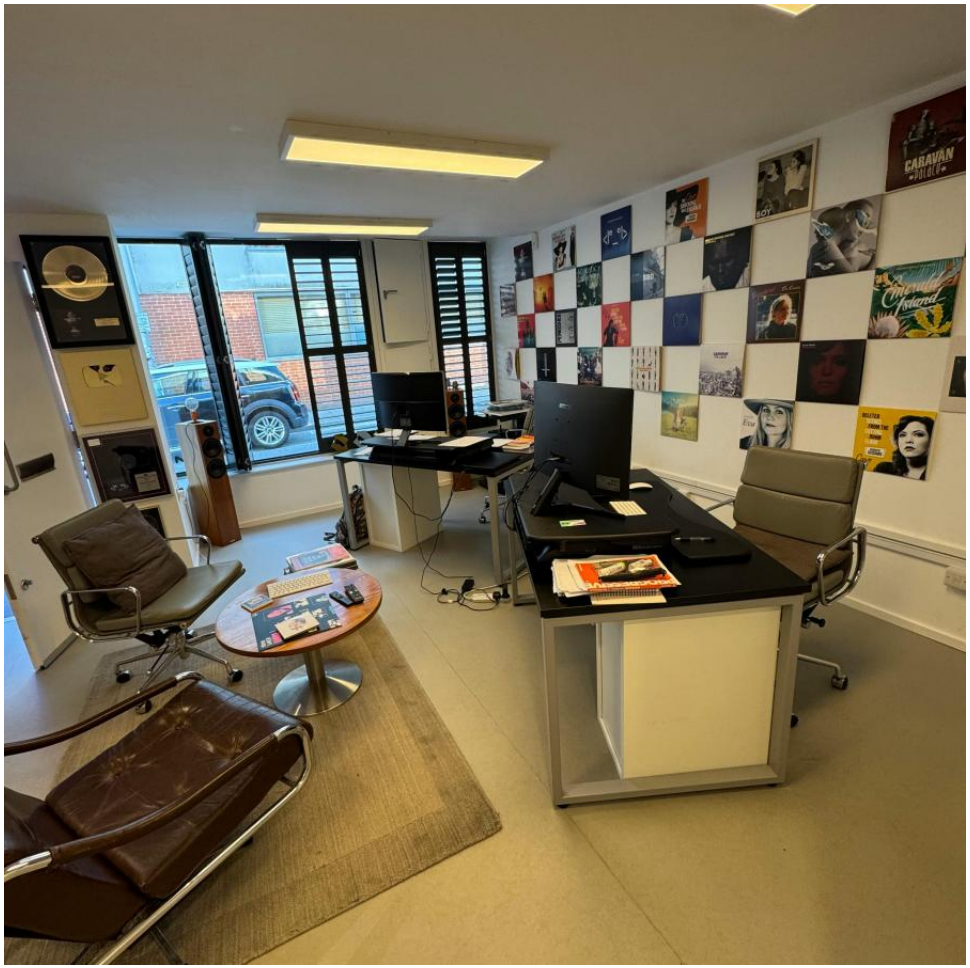
Anti Money Laundering:

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.






CARAVAN



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.