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Ground Floor 44-46 Old Steine, Brighton, BN1 1NH
TO LET: GROUND FLOOR MODERN CITY CENTRE OFFICES

LOCATION



Perfectly situated in the centre of the city on the south side of the Old Steine and within walking distance of a number of location attractions including Brighton Seafront, The Lanes, Palace Pier and British Airways i360 viewing tower. This location also benefits from excellent transport links being at the foot of the A23 and A259, adjacent to the national express bus terminus at Pool Valley and only a 15 minute walk to Brighton mainline railway station (London Victoria 53 minutes)

Description

Prestigious black mosaic tiled fronted period building overlooking the Old Steine gardens. Recently refurbished and internally fitted to a high modern standard, open floor plan space.

Key Features

- Modern City Centre Office
- Open Plan with Galley Kitchen
- Wooden Laminated Flooring
- To Let

Accommodation

Lift and staircase access to all floors, each with exclusive entrance to offices.

Ground Floor Office 652 sq ft (60.57 m²)

Amenities

- Open plan modern offices.
- Separate male/female WCs.
- Air conditioning system.
- Recently installed laminated wooden flooring.
- Galley kitchen area.
- Suspended ceiling with recessed lighting.
- Alarm system.
- Gas Fired Central Heating.
- Plenty of Natural light

Lease

A new lease is on offer for a term to be negotiated at a commencing rental of £16,300 per annum, exclusive (£25/sq ft).

Rent Review

By negotiation.

Repairing Liability

Effective Full repairing & Insuring by way of a service charge payable - full accounting details available on request.

Business Rates

Brighton & Hove City Council

VAT

The building is elected for vat and therefore vat will be payable on the terms quoted.

Legal Fees

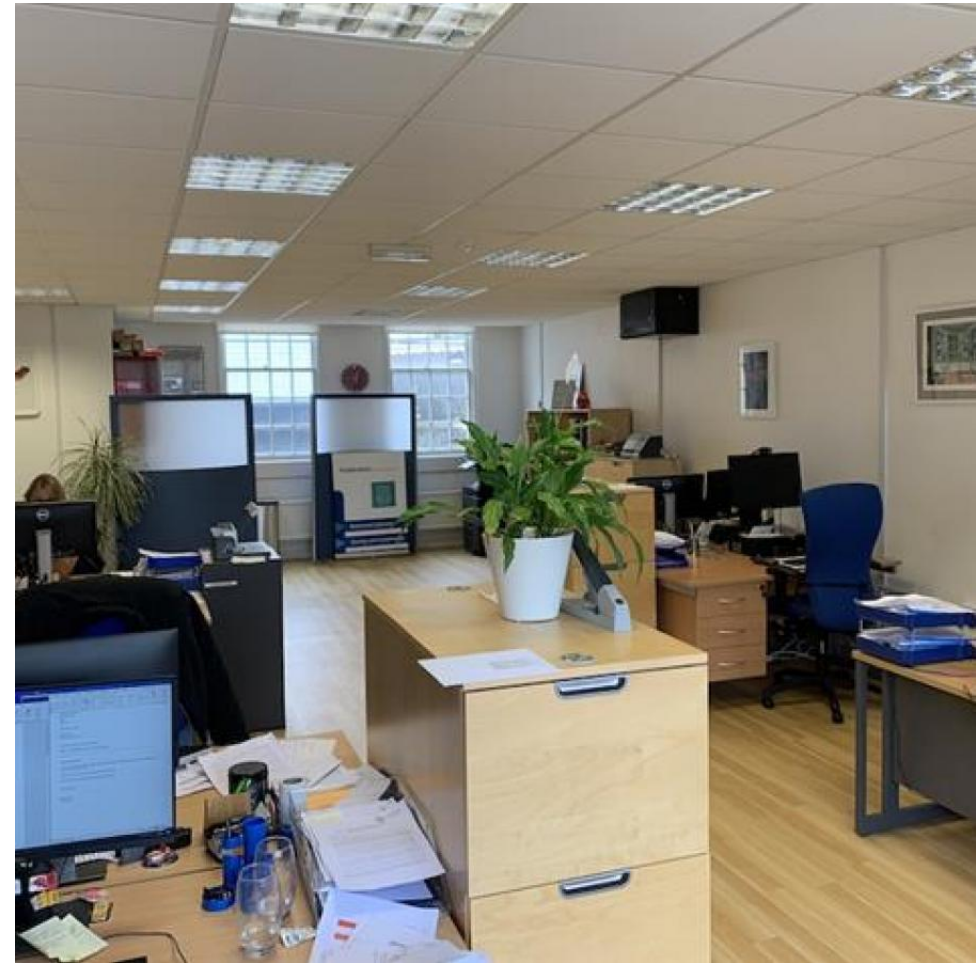
Ingoing tenant to be responsible for landlords reasonable legal fees.

Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins













GET IN TOUCH
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