



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



16-17 West Street, Brighton, BN1 2RL

TO LET: MODERN CITY CENTRE OFFICE WITH PARKING

# LOCATION



Major headquarter building within Brighton city centre and at the foot of West Street with Brighton seafront closeby, an NCP multi storey car park and the main shopping centre of Churchill Square within easy walking distance. West Street is a busy commercial thoroughfare linking the local landmark of the Clock Tower into Queens Road and Brighton mainline railway station, with frequent and fast services to London and Gatwick Airport.

West Street and Queens Road are considered to be one of Brighton's main city centre destinations for professional office occupiers hosting a range of financial institutions, insurance companies and local professional business, with a number of retail, offices, restaurants and bars at ground floor level.

## Description

4th and 6th floor offices to let within a major headquarters building comprising ground and eight upper floors and accessed via main entrance lobby. Situated in the heart of Brighton city centre and within easy walk of the main shopping facilities and Brighton mainline station. The suites are available together or on a floor by floor basis with flexible leases to suit the ingoing occupier.

## Key Features

- Modern Open Plan Office
- Ready for Immediate Occupation
- Fantastic Views Across Brighton City & the Seafront
- Flexible Lease Terms

## Accommodation

4th Floor Office Suite 7,875 sq ft (731.61 m2)

6th Floor Office Suite 6,245 sq ft (580.18 m2) LET

7th Floor Office Suite 6,245 sq ft (580.18 m2) LET

8th Floor Office Suite 6,245 sq ft (580.18 m2) LET

Combined Available Office Suites 14,120 sq ft (1,311.79 m2)

## Amenities

- VAV air conditioning

- Impressive ground floor entrance lobby with reception/concierge
- Three 13 person Otis lifts connecting all floors plus main staircase
- Raised floor system
- Suspended ceiling with PIR system integrated LED lighting
- 24/7 on site security
- Internal kitchen/staff area
- CAT 6 cabling
- Aluminium framed double glazing window units
- Fully DDA compliant
- Separate staff/shower unit
- Male, female and disabled WCs
- Fully secure car parking spaces available accessed from adjacent Russell Road (one space per floor)
- Cycle rack system within car park area

**4th Floor Office Suite** To Let: £189,000 pa

**6th Floor Office Suite** - LET

**7th Floor Office Suite** - LET

**8th Floor Office Suite** - LET

**Combined Available Office Suites** To Let: £338,880 pa

## Lease

A new lease is offered for a term to be negotiated.



4th floor rent - £189,000 per annum, exclusive £24/sq ft.

6th floor rent - LET

7th floor rent - LET

8th floor rent - LET

## Rent Review

By negotiation.

## Repairing Liability

A service charge contribution is payable for the operational and maintenance of the building. Full service charge details available on request.

## Business Rates

Each office floor is separately rated.

- Billing Authority: Brighton & Hove
- Description: Offices and Premises
- Rateable Value: £111,334 (per floor)
- Rates Payable: £56,112
- Valid from: April 2019 (current)

## VAT

The building is elected for VAT and therefore VAT will be charged

on the terms quoted.

## Legal Fees

Each party to pay their own.

## Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins



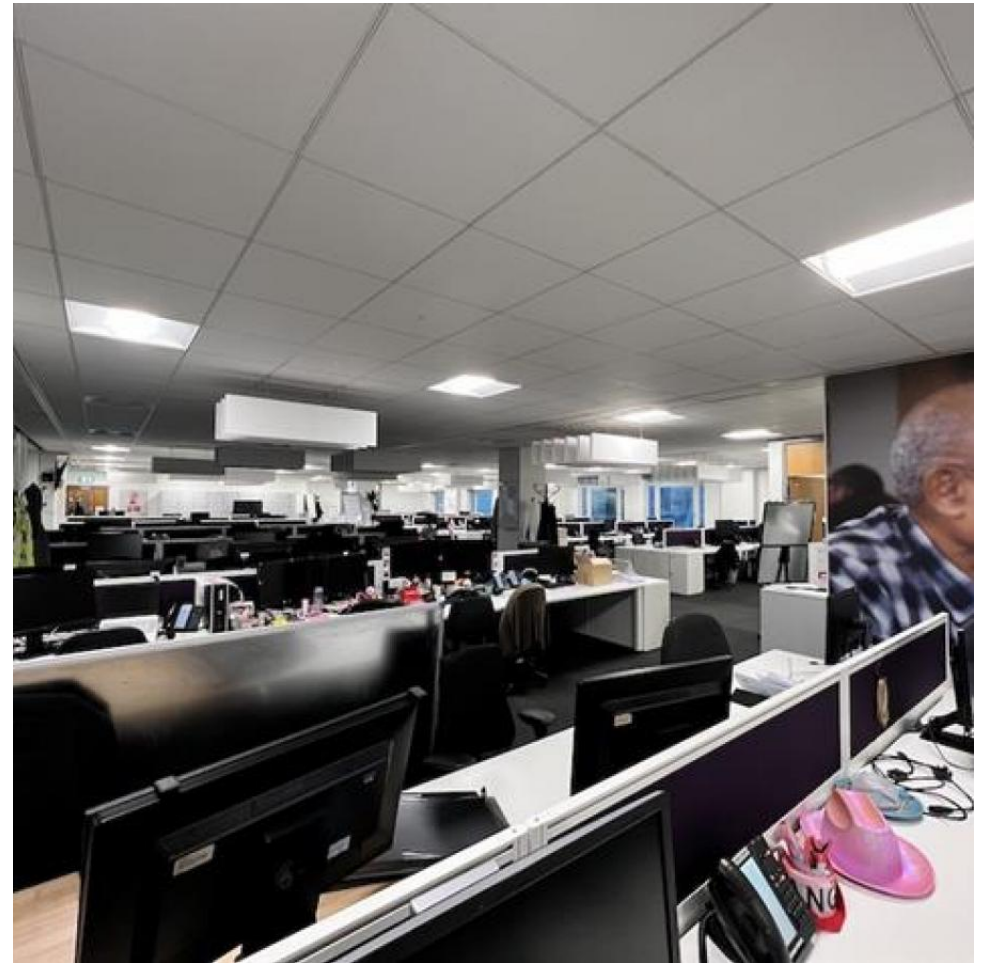




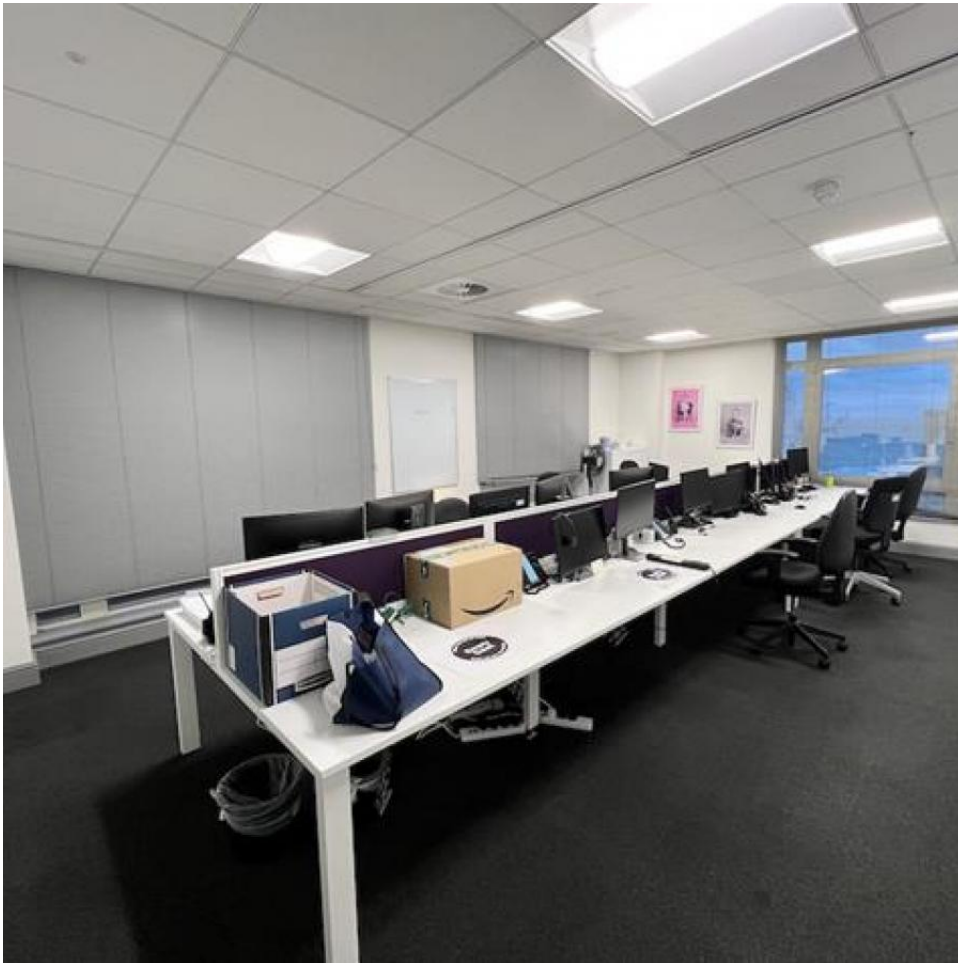


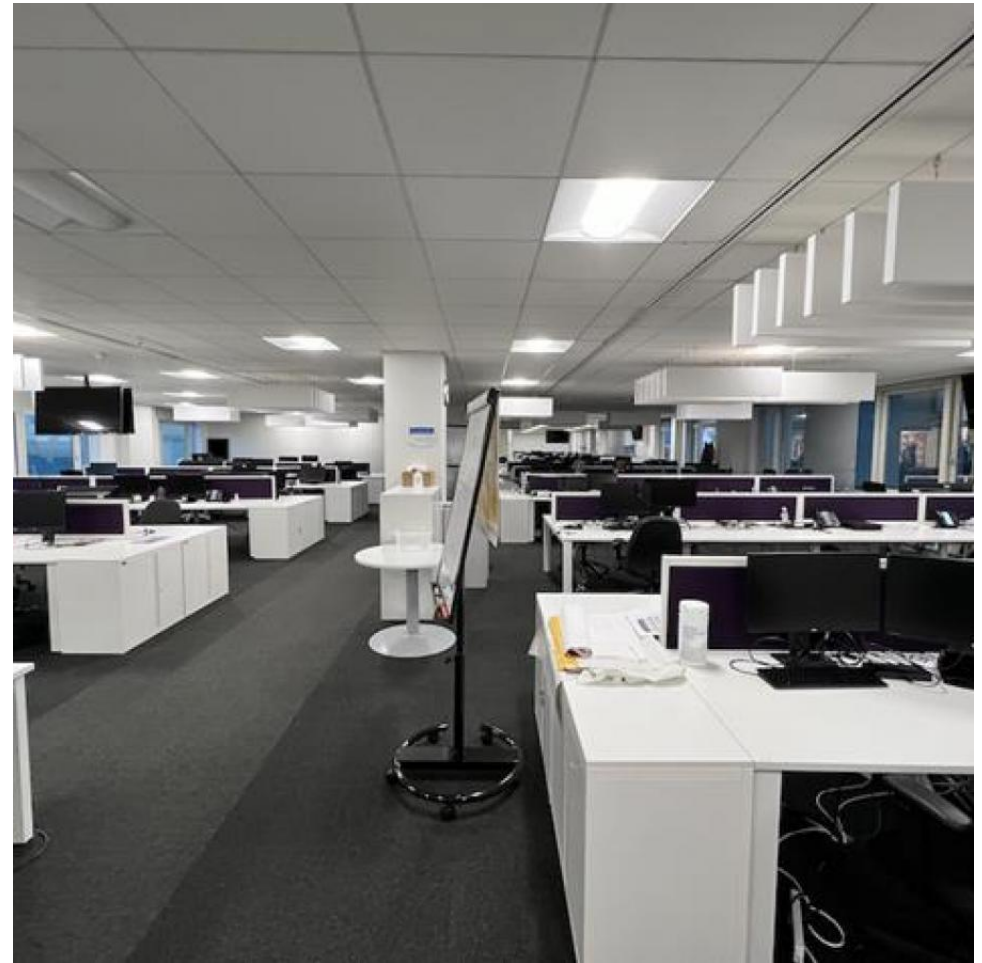
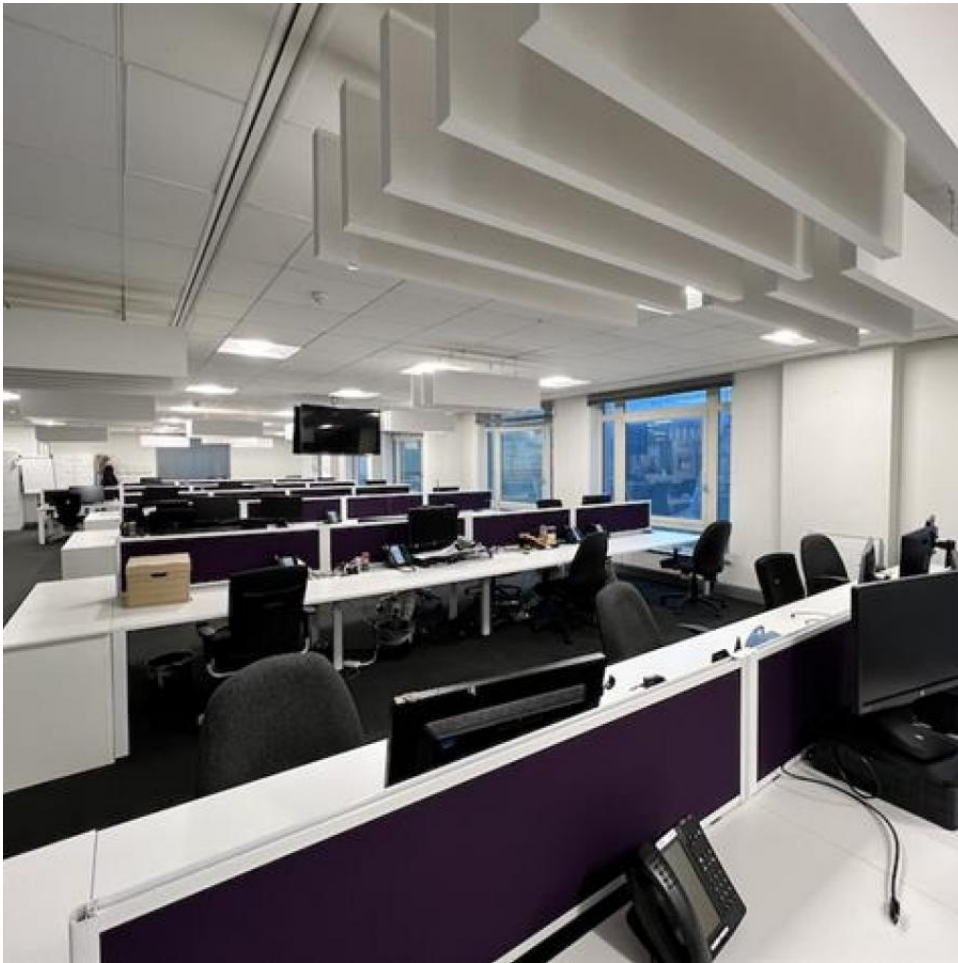




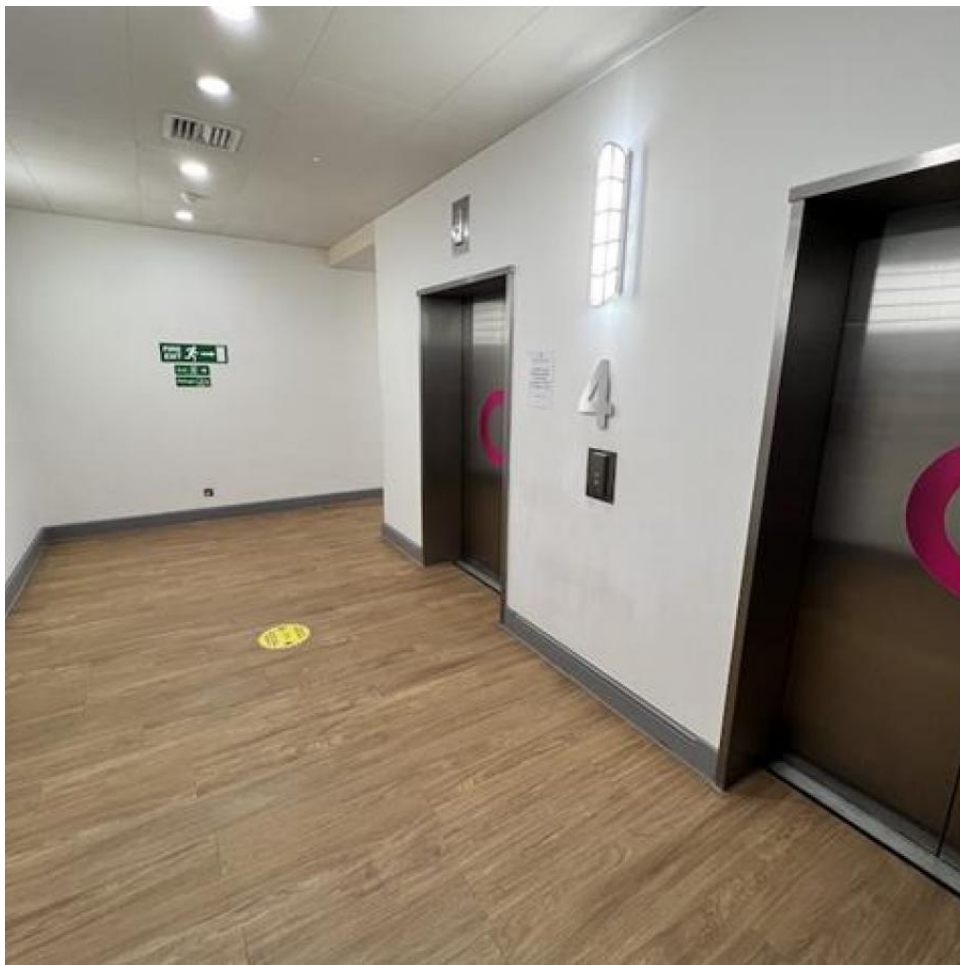
















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB