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OLIVIER HOUSE

Olivier House 18 Marine Parade, Brighton, BN2 1TL

TO LET: REGENCY STYLE OFFICE BUILDING ON BRIGHTON SEAFRONT

# LOCATION



Olivier House can be found to the corner of Marine Parade and Madeira Place, overlooking the Brighton seafront and the new Soho House, due to open 2021. Within easy walking distance of Kemp Town and the busy shopping area of St James Street. Regular bus services are closeby and Brighton mainline railway station is about 15 minutes walk.

## Description

An impressive Regency style building with secure car parking. A main entrance with on site concierge leading to predominantly open plan bright office space. Fully self contained with staircase and direct lift access into modern offices.

## Key Features

- Attractive Regency Building
- Close to Kemp Town & Brighton Marina
- New Lease - Flexible Terms
- Secure Parking Available

## Accommodation

Impressive entrance leading to staircase/lift access down to Lower Ground Floor area.

**Lower Ground Floor Office Suite** - 2,877 sq ft (268m<sup>2</sup>)

**Under Pavement Storage** - 500 sq ft (46m<sup>2</sup>)

## Amenities

- mainly open plan configuration with break out meeting rooms.
- suspended ceiling with integral lighting and some LED spots.
- Gas Fired Central Heating system.
- galley kitchenette.
- male and female wc.

- DDA regulated.
- 8 person lift straight into offices.
- raised floors.

## Car Parking

There are two secure car parking spaces available at an annual cost of £2,000 per space.

## Lease

A new lease on offer for terms to be agreed at a commencing rental of £57,540 per annum, exclusive (only £20/sq ft)

## Rent Review

By negotiation

## Repairing Liability

Effectively Full Repairing & Insuring by way of a Service Charge. Details on request.

## Business Rates

Brighton & Hove City Council

Office and Premises

Rateable Value £37,000



Valid from 1st April 2017

## VAT

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

## Legal Fees

Each party to be responsible for their own legal costs.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins











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