



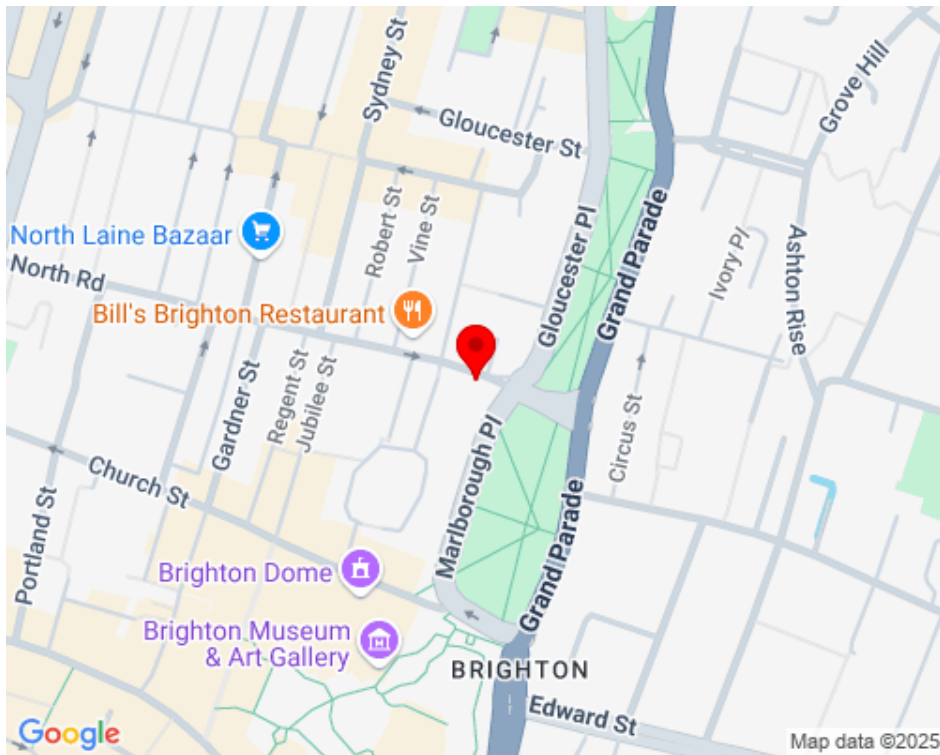
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1 & 1a North Road, Brighton, BN1 1YA
PRIME CENTRAL BRIGHTON OFFICE/RETAIL ACCOMMODATION

LOCATION



At the junction of North Road and Marlborough Place and part of the vibrant North Laine area of Brighton. Overlooking Victoria Gardens which is currently part of a major road widening scheme which transforms Marlborough Place into a more pedestrian friendly zone. The mixed use Circus Street development comprising 40,000 sq ft of offices, private and student housing is directly opposite and now completed, as is the former Astoria cinema residential and retail development now named ROX.

Description

A chance to acquire this office unit in the busy commercial thoroughfare of the sought-after North Laine area of Brighton. The unit benefits from open plan accommodation at all floor levels with large display window frontage, two separate w/c facilities, and is ideally suited to a variety of retail, office or possibly coffee bar/cafe use. A new lease is available.

Key Features

- Impressive Three Storey Building with Basement
- Office/Retail in North Laine
- Prominent Corner
- Fully Refurbished

Accommodation

Accommodation as follows;

- Main Corner Window Frontage - 18'
- Ground Floor - 184 sq ft
- First Floor - 184 sq ft
- Second Floor - 184 sq ft
- Lower Ground Floor - 205 sq ft
- Total Office Accommodation - 552 sq ft (51.2 sq m)
- Total Accommodation - 757 sq ft (70.3)

Ground Floor: Self contained entrance on North Road leads to an open plan configured ground floor area with part laminate wood effect flooring and part carpeting, LED spot lighting and extensive

glass window display frontage. - 184 sq ft.

First Floor: Stairs lead to open plan first floor accommodation with laminate wood effect flooring, LED spot lighting, wood paneling, and sash windows. Separate single use w/c facility is also located at this level. - 184 sq ft

Second Floor: Open plan accommodation with laminate wood effect flooring, LED spot lighting and sash windows. Separate single use w/c facility can be found at this level. - 184 sq ft

Lower Ground Floor: Storage space only. - 205 sq ft

Outside Space

The location has recently been upgraded under the Valley Gardens regeneration scheme and to include the emphasis on cars on the east side of the Road. This has enabled the public pavement area to be extended and could be utilised, subject to consent, as outside seating for a coffee bar operator.

Lease

A new Lease for a term to be agreed.

Commencing Rent - £16,500 pax.

Rent Review

By negotiation.



Repairing Liability

Full Repairing and Insuring.

Business Rates

To be reassessed.

VAT

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

Legal Fees

Ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing Arrangements

Strictly via prior appointment through agents Graves Jenkins





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