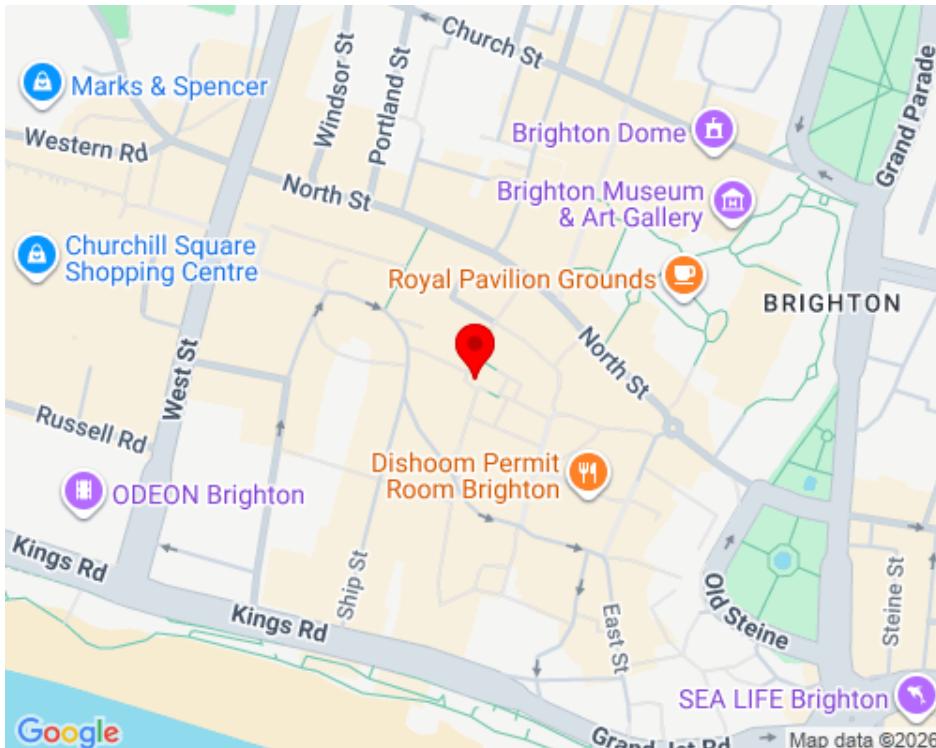


2B, 25 Meeting House Lane, Brighton, BN1 1HB

TO LET: SMALL FLEXIBLE OFFICE SPACE IN THE LANES

LOCATION



Located in the heart of The Lanes, Meeting House Lane is one of Brighton's most iconic and characterful pedestrianised streets, known for its lively atmosphere and eclectic mix of independent retailers, restaurants, cafés, jewellers, and galleries. This historic lane is a key part of Brighton's commercial and cultural identity, drawing consistent footfall from both tourists and locals alike.

The area is anchored by a number of destination venues including Donatello, Riddle & Finns, Coppa Club, and Giggling Squid, alongside a selection of unique independent businesses and national brands, making it one of the city's most popular year-round destinations.

Positioned just moments from North Street, Brighton Square and the recently redeveloped Hanningtons Lane, this location offers excellent connectivity to Brighton's retail core, seafront and key attractions such as the Royal Pavilion and The Lanes car park.

This unique office opportunity presents the chance to occupy flexible workspace in one of the most vibrant and high-footfall areas of central Brighton, ideally suited to businesses seeking a central, creative and well-connected setting.

Description

A second floor office suite situated in the heart of Brightons historic Lanes.

Accessed via a shared entrance, the accommodation forms part of an attractive and well presented period building on Meeting House Lane, one of the city's busiest and most vibrant pedestrianised thoroughfares.

The office is offered on flexible lease terms and is available for immediate occupation. Benefiting from shared WC facilities, it provides an ideal workspace for a range of small businesses seeking an affordable, centrally located office with character and excellent proximity to the wider Lanes retail and leisure offer.

Key Features

- Prime Central Lanes Location
- Flexible Lease Terms Available
- No Business Rates Payable (subject to eligibility)
- Shared WC Facilities
- Ready for Immediate Occupation

Accommodation

Second Floor Office: 150 sq ft (13.9 m²)

Lease

A new lease is available on flexible terms.

2B, 25 Meeting House Lane: £2,400 per annum, exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring, delivered via a service charge.

Service charge is estimated at £1,218 per annum, subject to fair and reasonable variation in line with good estate management.

The service charge includes electricity, heating, water, cleaning, maintenance, waste management and buildings insurance.

Business Rates

Billing Authority: Brighton & Hove

Description: Office and premises

Rateable Value: £2,225

Rates Payable: -

Valid from April 2023 (current)

Eligible for Full Small Business Rates Relief (SBRR).

VAT

VAT will be payable on the terms quoted.



Legal Fees

Each party is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Oakley.







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