

AVAILABLE OCTOBER 2020



TO LET

OFFICE – 4,606 SQ FT (427.9 SQ M)
Ground Floor, One Gloucester Place, Brighton, East Sussex, BN1 4BE

SHW

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WORK**
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Rent | £152,000 Per annum Plus VAT -**LOCATION**

Gloucester Place is situated in the heart of Brighton's city centre, benefiting from the town's renowned shopping, restaurant, cultural and leisure amenities. The building occupies a highly prominent corner position between North Road and Gloucester Street, just north of the Old Steine and Royal Pavilion. Gloucester Place forms parts of the A23 (London Road). Brighton's mainline railway station is approximately a five minute walk away, providing direct service to London Victoria (53 minutes) and Gatwick Airport (26 minutes). The building has commanding views across the Valley Gardens conservation area to the sea.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground floor	4,606	427.9

RATES

We have been verbally informed that the Rateable Value is £77,500 (2017).

RENT

£152,000 Per annum

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

EPC

The property has an EPC rating of C-69

DESCRIPTION

The available office is on the ground floor. The office is open plan with a separate kitchen area.

AMENITIES

- 2 Parking Spaces
- Air conditioning
- Separate kitchen area
- 2 Passenger Lifts
- Refurbished reception area
- Open plan
- City centre location, close to multiple amenities

TENURE

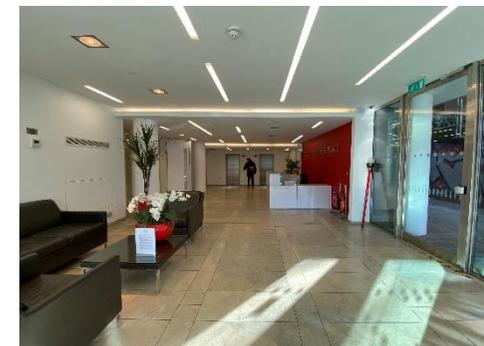
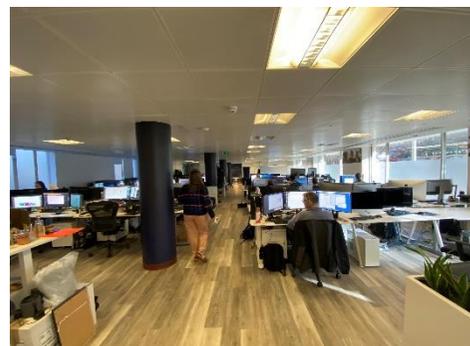
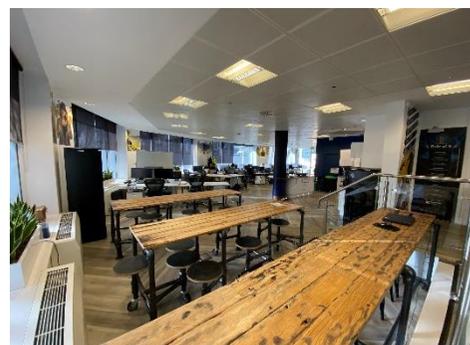
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

**VIEWINGS – 01273 876 200**

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