



TO LET

OFFICE – 3,224 SQ FT (299.7 SQ M)
First Floor, 1-6 Grand Parade, Brighton, East Sussex, BN2 9QB

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Rent | From £75,440 PAX Plus VAT

LOCATION

The property is located in central Brighton within Grand Parade, which forms part of the main A23 leading to the City Centre and the Seafront.

Brighton's mainline railway station is approximately a ten minute walk away, providing direct services to London Victoria (53 minutes) and Gatwick Airport (26 minutes).

DESCRIPTION

The available office is on the first floor. The office provides modern, open plan accommodation with a number of meeting rooms and a separate kitchen area.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
TOTAL	3,224	299.7

RENT

Passing rent £75,440 PAX.

LEASE TERMS

The property is held on an FRI Lease expiring 28th September 2026.

The first floor is available by way of a sub lease on terms to be agreed.

AMENITIES

- Fully fitted office space
- Double aspect windows
- Air conditioning
- Same level WC's
- 2 car parking spaces
- Fitted kitchen
- Seperate meeting rooms

RATES

The business rates are to be reassessed.

EPC

The current EPC rating is C.

TENURE

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

VAT

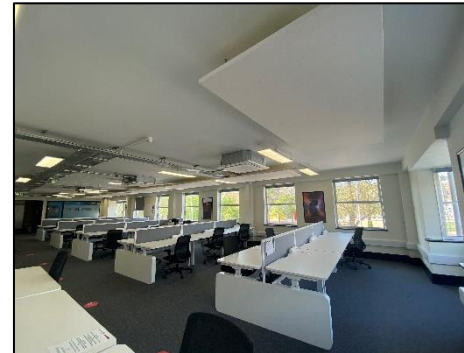
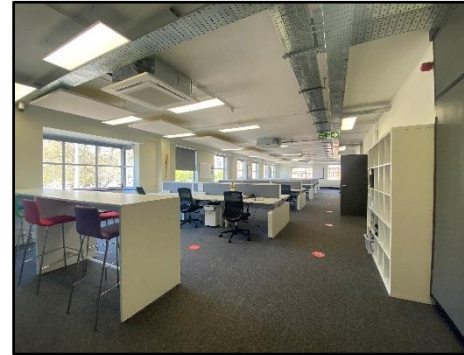
VAT may be chargeable on the terms quoted.

LEGAL COSTS

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

SERVICE CHARGE

There will be a service charge to cover the upkeep and repair of the common parts. The approximate contribution for the current year is £5,825.



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