TO LET

OFFICE – 47 - 692 SQ FT (4.4 – 64.3 SQ M)

Brighton Junction, 1a Isetta Square, 35 New England Street, Brighton, East Sussex, BN1 4GQ

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Rent | From £166 Per Calendar Month

LOCATION

The property is located to the North of Brighton Mainline Railway Station and is just a short walk from London Road meaning the area is well connected with public transport links.

DESCRIPTION

This bright and modern serviced office centre provides office space fully inclusive of rent, rates, service charge, insurance and utilities. The centre benefits from fully furbished office suites with an onsite café and access to shared meeting rooms.
The office is part of the 'One Brighton' community and the centre benefits from rain-water harvesting, a shared communal wood chip biomass boiler that is fuelled by local wood waste. The centre is working towards the ethos of 'One Planet Living; and aims to be amongst the most eco friendly in the country.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Small Desk	47	4.4
Large Desk	68	6.3
Unit G09	483	44.9
Unit 106	692	64.3
Unit 107	509	47.3

RENT

The rent is fully inclusive of maintenance and management of the centre, access to shared meeting rooms and office services such as utilities, waste, recycling, fire and security provision, telephone lines and broadband access, business rates. Costs exclude VAT.

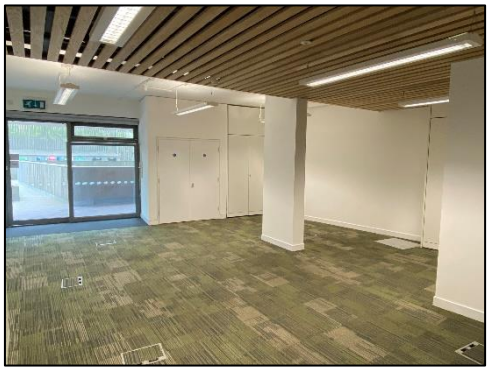
	RENT PCM	RENT PA
Small Desk	£166	£1,992
Large Desk	£215	£2,580
Unit G09	£1,386	£16,632
Unit 106	£1,955	£23,460
Unit 107	£1,457	£17,484

LEGAL COSTS

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

EPC

The property has an EPC ration of B- 42



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