



**TO LET**

**OFFICE – 581 - 1,237 SQ FT (53.97 - 114.92 SQ M)**  
My Hotel, Jubilee Street, Brighton, BN1 1GE

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

### Rent On Application - £25,000 P.A.X Plus VAT

#### DESCRIPTION

The available space is located on the 1st and 2nd floors within My Hotel. The office suites are accessed via the main reception and benefit from the use of the reception and wider hotel team.

#### LOCATION

Jubilee Street is located in Brighton City Centre within the North Laine area. Brighton mainline railway station is an 8 minute walk to the north. A number of amenities surround the property including bars, restaurants, cafes, shops and entertainment.

#### ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
1st Floor	657	61.04
2nd Floor	581	53.97
<b>TOTAL</b>	<b>1,238</b>	<b>115.01</b>

#### AMENITIES

- Central location
- Fully furnished office space
- Coffee point/Kitchenette
- Use of hotel, receptionist and wider hotel team
- Discounts at MyHotel, The Chilli Pickle and Merkaba bar.

#### RENT

£25,000 - £60,000 p.a.x

The offices are available individually or together. The rents are as follows:

1 <sup>st</sup> Floor	£35,000
2 <sup>nd</sup> Floor	£25,000
<b>TOTAL</b>	<b>£60,000</b>

#### RATES

The rateable value will be reassessed.

#### VAT

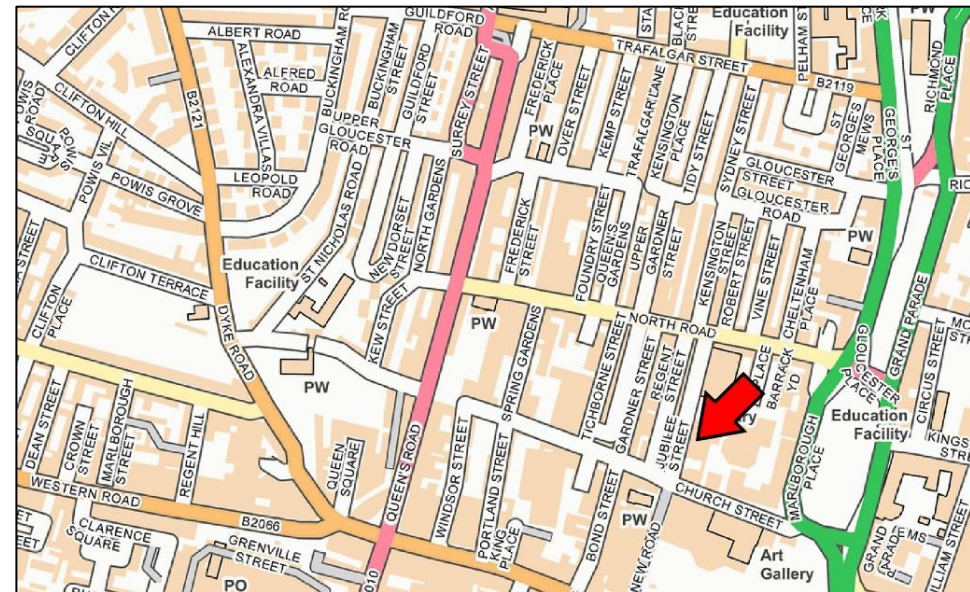
VAT will be chargeable on the terms quoted.

#### LEGAL COSTS

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

#### EPC

The office space has an EPC rating of B.



#### VIEWINGS – 01273 876 200

James Bryant | t: 01273 876252 | e: jbryant@shw.co.uk  
 Jasmine Dean-Milward | t: 01273 876209 | e: jdean-milward@shw.co.uk  
 Brandon White | t: 01273 645773 | e: brandon@oakleyproperty.com



#### SOCIAL

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**