



TO LET
GRADE II LISTED OFFICES
THE COACH HOUSE
23 CLIFTON HILL BN1 3HQ



Location

The Old Coach House is situated in the the heart of Brighton, just off Dyke Road. Brighton railway station and Churchill square are within walking distance, 8 minutes (0.4 miles) and 6 minutes (0.3 miles) respectively.

Description

Grade II listed office building, recently refurbished to provide open plan office/studio space.

Accommodation

Ground Floor Offices	1005 sq ft	93 sq m
Ground Floor Storage	205 sq ft	19 sq m
First Floor Storage	400 sq ft	37 sq m

All areas are net internal.

Lease

New Lease on terms to be agreed.

Rent

On application.

VAT

We are informed that VAT is not chargeable on the rental outgoings.

Legal Costs

Each party are to be responsible for their own legal costs.

Business Rates

Rateable Value: £13,750.

UBR 49.9p (April 2022/23). Small Business Rates Relief may apply.

EPC

Not on EPC register at present as a Grade II listed building.



Viewing & further info

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