



**OFFICE TO LET
THIRD FLOOR,
5 BARTHOLOMEWS
BRIGHTON BN1 1HG**

Location

The property is prominently located in Bartholomews, close to East Street and the famous Lanes, with Brighton Town Hall opposite.

The area is characterised by a mix of upmarket shops, restaurants and bars. Nearby occupiers include Plateau, Space NK, Cloud Gallery, Penhaligons, Barber Club, Moulton Brown, Mac, All Saints and Jo Malone.

Brighton rail station is 0.7 miles (15 mins walk). The Lanes car park (355 spaces) is in Black Lion Street nearby (120 m).

Description

3rd floor south facing office suite with hard wood flooring throughout, Kitchenette and intercom entry system.

Accommodation

Office 389.31 sq ft 36.16 sq m

Net internal areas.

Business Rates

RV £6,400 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

EPC

Certificate No: 3772-8468-8086-1041-3850, rated D 87, expires 7 March 2033.

Legal Costs

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



Lease

New lease on terms to be agreed

Rent

£9,500 per annum

Service Charge

On application

VAT

We are advised that VAT is not payable.



VIEWING & FURTHER INFORMATION

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