



TO LET
OFFICE 2 VINE STREET LOFTS
24-25 VINE STREET
BRIGHTON BN1 4AG

Location

Brighton & Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing.

Vine Street Lofts is prominently situated on the northern side of Vine Street, in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Nearby occupiers include Natural World Safaris, Beyond Retro, Grandad Digital, Gails Bakery, Bills, Meat & Bread, Wagamama and Cin Cin Italian Bar & Kitchen.

Brighton station is 0.3 miles (8 mins walk). There is an NCP car park (587 spaces) in Church Street nearby (6mins, 500 m).

Description

24-25 Vine Street comprises an attractive brick faced building with the offices located on the ground floor, accessed through a large reception/function area.

Office 2 comprises a ground floor open plan office suite with good natural light and office/storage space at lower ground level.

Amenities include LED lighting, hardwood floors, electric heating, kitchen and good natural light.



Accommodation

Ground Floor	261 sq ft	24.2 sq m
Lower Ground Floor	124 sq ft	11.5 sq m

Net internal areas.

Lease

An assignment of the existing full repairing & insuring lease from 1st December 2016 for a term of ten years expiring 30th November 2026.

The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Rent

£11,590 per annum exclusive.

VAT

We are advised that VAT may be chargeable on the rental outgoings.

Business Rates

RV £7100 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

EPC

Certificate No: 0290-6908-0333-1732-0070, rated c 54, expires 26th January 2027.

Legal Costs

Both parties & the landlords legal costs are to be met by the ingoing tenant.



VIEWING & FURTHER INFORMATION

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