



To Let On Flexible Terms

Office 3

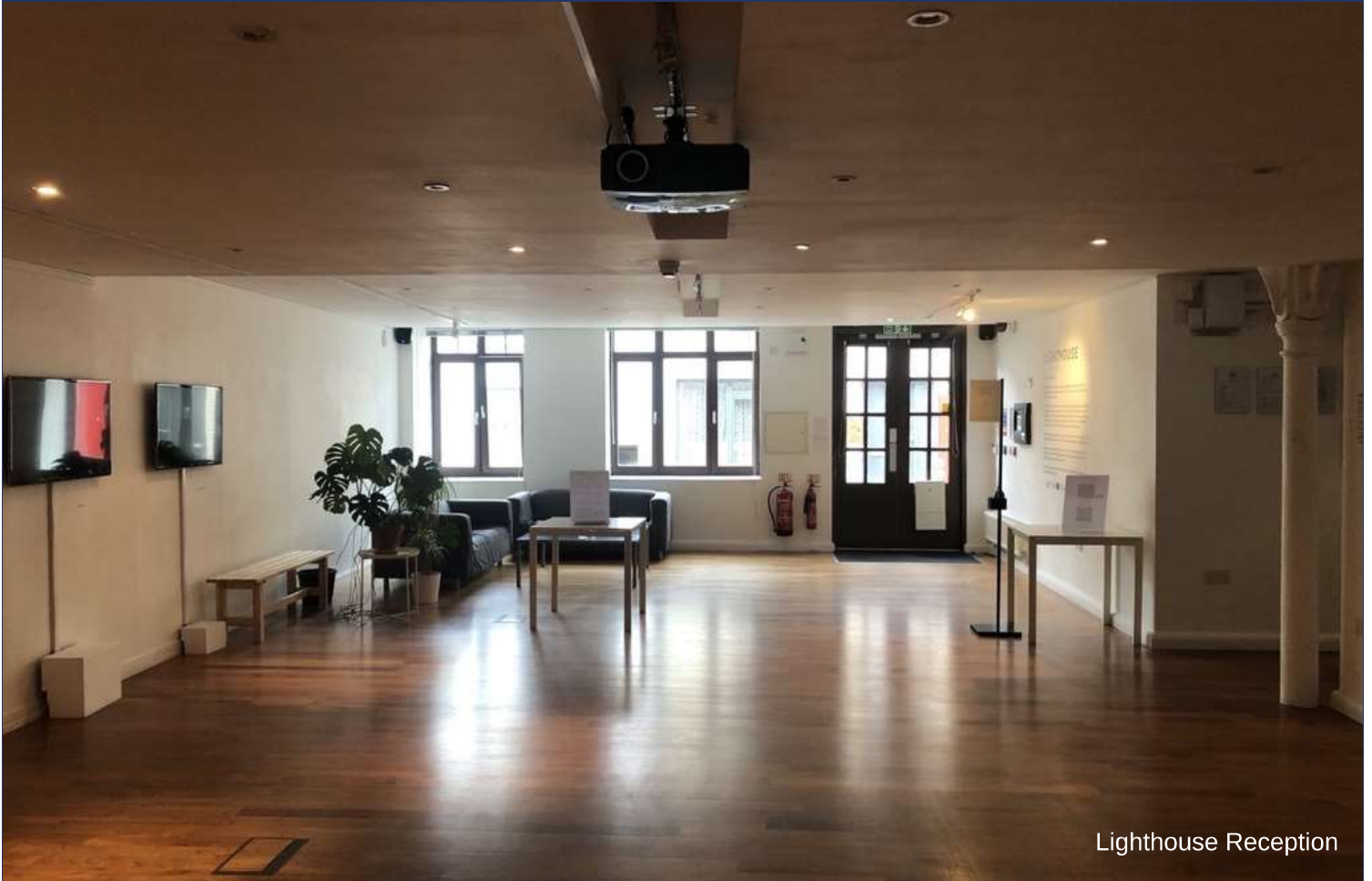
The Lighthouse

28 Kensington Street

Brighton

BN1 4AJ

- Brighton station 480 m
- North Laine location
- Meeting rooms
- Cycle store
- Shower facility
- Reception/function space



Lighthouse Reception

LOCATION

The property is prominently situated on the southern side of Kensington 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.

Brighton station is 0.3 miles (8 mins walk). There is an NCP car park (587 spaces) in Church Street nearby (3mins, 300 m).

ACCOMMODATION

Office 3	570 sq ft	53 sq m
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All areas are net internal.

DESCRIPTION

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

Office 3 comprises an open plan office suite with good natural light.

Amenities include recessed lighting, suspended ceiling, gas central heating, carpet, and good natural light. There is a shared kitchen facility, shower, two W.C's and cycle storage. Separate meeting rooms are available by arrangement on a daily or half daily basis.



LEASE

A new effective flexible full repairing & insuring lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

RV £8,000 UBR 49.9p (Apr 21/22). Small Business Rates Relief may apply.

SERVICE CHARGE

Details on application

VAT

VAT is chargeable on the rental outgoings.

EPC

Certificate No: 0990-1948-0371-8601-9064
rated D 86 expiry 20th January 2029.

PERMITTED USE

Offices within Class E of the Use Classes Order 2020.

LEGAL COSTS

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





VIEWING & FURTHER INFO

nicole evans

m: 07394 562643

e: nicole@carrpriddle.co.uk

simon thetford

m: 07851 246805

e: simon@carrpriddle.co.uk

O:01273 208010

w:carrpriddle.co.uk



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