

*lt*g

CENTRE OFFICES TO LET

12,400 SQ FT(1,152 SQ M) 10 PRIVATE CAR SPACES 52-53 OLD STEINE, BRIGHTON BN1 1NH



Description & Location

The property is prominently situated on the western side of Old Steine in Brighton city centre. The main A23 joins the A259 and leads north to the A27 and M25.

There are regular bus services and Brighton rail station is 16 mins walk (0.7 miles with frequent train services to Gatwick Airport (London Victoria (55 mins journey time) and London Bridge.

The Lanes, Brighton Seafront, Royal Pavilion and the Palace Pier are all within a few minutes walk.

52-53 Old Steine comprises an attractive six storey Grade II listed period building comprising a mix of cellular and open plan offices, meeting rooms and ground floor reception. There is secondary frontage to East Street at the rear of the open plan offices with a central atrium.

Key Features

- 13 private car spaces
- 4 person passenger lift

Air-conditioned

LED lighting

Part raised floors





T

Accommodation

Lower Ground Ground First Second Third Fourth 735 sq ft 666 sq ft 727 sq ft 3,913 sq ft 5,624 sq ft 735 sq ft 68.3 sq m 61.9 sq m 67.5 sq m 363.6 sq m 522.5 sq m 68.3 sq m





Lease

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

Rent

On application

VAT

VAT may be chargeable on the rental outgoings.

Business Rates

RV £134,000. UBR 51.2p (Apr 21/22).

Planning

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

EPC

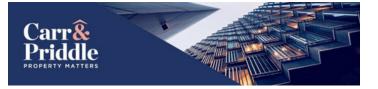
on request.

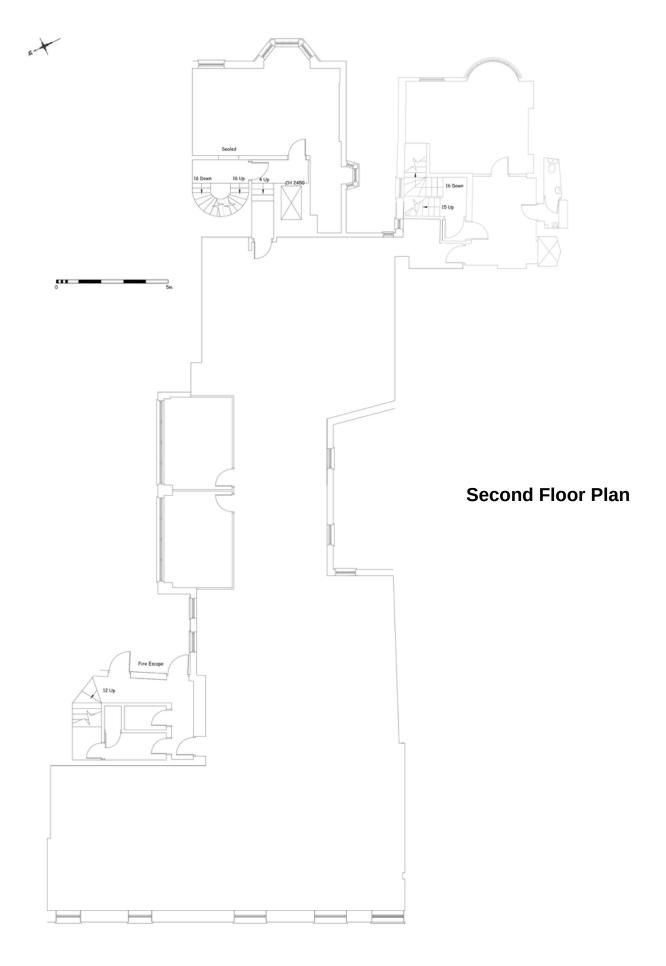
Permitted Use

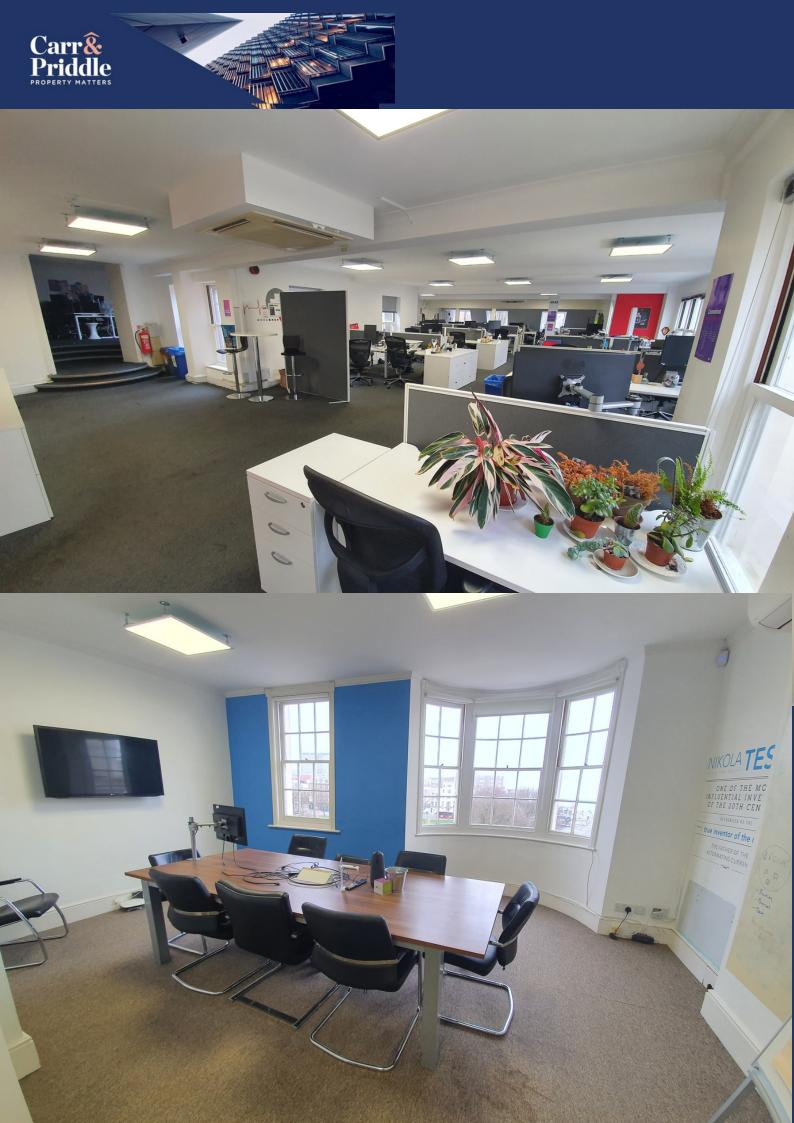
B1 offices. Consideration will be given to alternative uses.

Legal Costs

Each party to be responsible for own legal costs









Viewing & further info

simon thetford m: 07851 246805 e: simon@carrpriddle.co.uk

nicole evans m: 07394 562643 e: nicole@carrpriddle.co.uk

T:01273 208010

w:carrpriddle.co.ukg



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.