

BRAND NEW OFFICES TO LET 6a Stone Street, Brighton, BN1 2HB

LOCATION:

The subject property is located to the west of Brighton city centre on Stone Street which adjoins Preston Street & Castle Street. The i360 which is on Brighton seafront is only a short walk away along with the city centre where a variety of occupiers are located which include Primark, McDonalds & Argos.

DESCRIPTION:

Ground and first floor offices forming part on an older building that has been redeveloped to provide a variety of new units.

Amenities include:

- Wood flooring
- WC
- Kitchen

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	250 sq ft	23.23 sq m
First Floor	270 sq ft	25.08 sq m
Total	520 sq ft	48.31 sq m

RENT:

£12,500 per annum exclusive of rates, VAT and all other outgoings.

LEASE:

Available by way of a new effective full repairing and insuring lease for a term of 5 years.



RATES:

Rateable Value: £4,850 UBR Small Business Multiplier 48.0p (April 2018/2019).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 9599-3032-0067-0100-1901

The energy efficiency rating for this property is D79

A full copy of the EPC can be viewed at:

www.ndepcregister.com

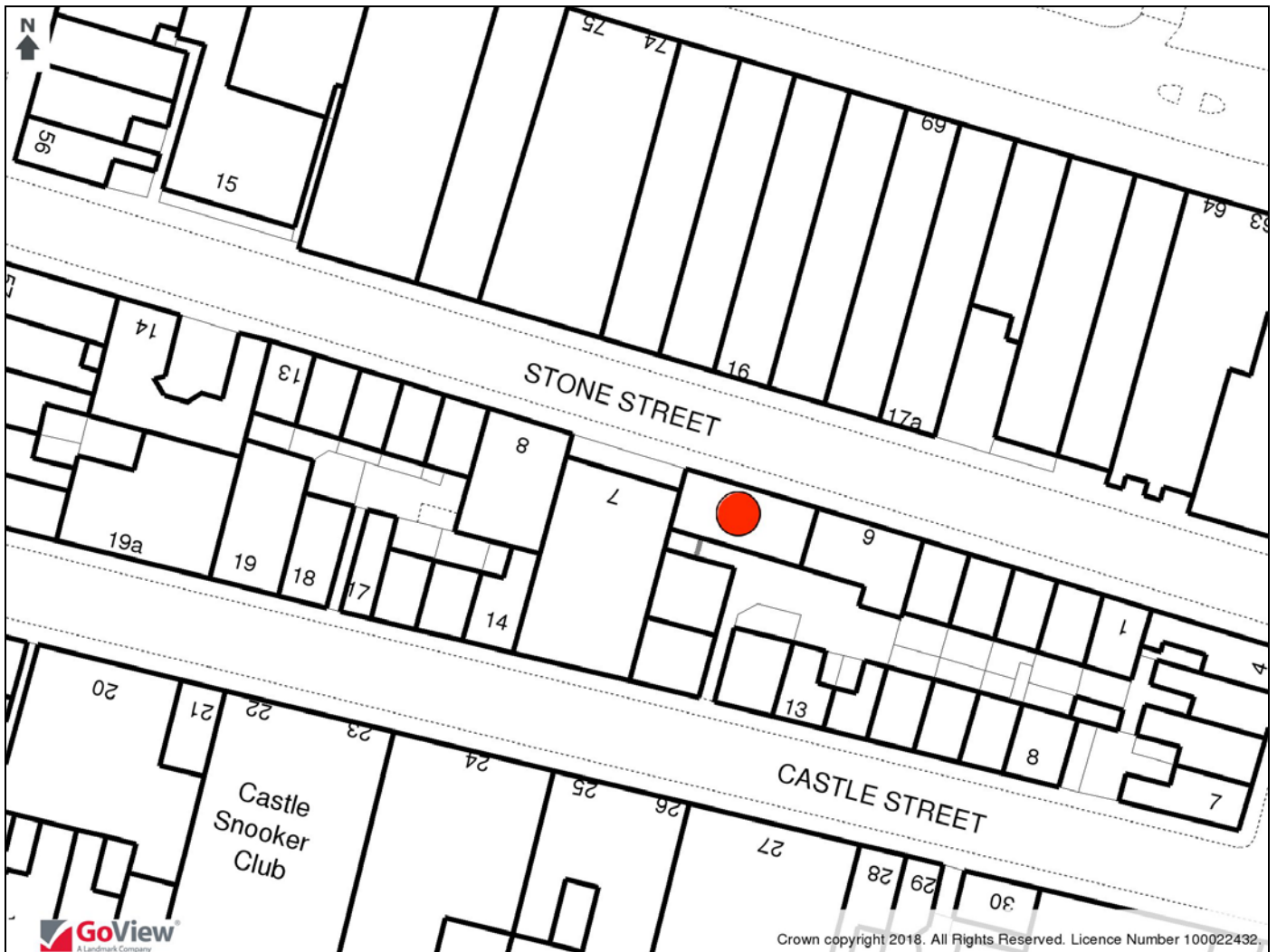
LEGAL COSTS:

The incoming tenant to be responsible for the landlord's reasonable legal costs. An unconditional undertaking to be provided at the outset

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

6 Stone Street, Brighton BN1 2HB



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission 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 relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.