

**EXCELLENT GROUND FLOOR OFFICES  
TO LET**

**Half Crown House  
26 Old Steine, Brighton BN1 1EL**

**LOCATION:**

The property is situated in a prominent central position in the heart of Brighton City Centre fronting Old Steine Gardens. The world-famous Lanes, Brighton Pier and the Royal Pavilion are within close proximity. Churchill Square shopping centre, the NORTH LAINE and Brighton Station are all within 10 minutes walking distance.

**DESCRIPTION:**

The premises are on the ground floor of an attractive GRADE II listed building arranged over ground and lower ground floors with three floors over. The elevations are slightly curved with a segmental arched entrance under a shallow porch of fluted Doric columns with ammonite shells and pilasters to a pierced parapet at roof level.

**ACCOMMODATION:**

There is a communal entrance door and the suite is located on the ground floor at the front and rear of the building. There is a decked outside area.

	IMPERIAL	METRIC
Two communicating offices (14/10 x 12/5, 18/1 x 14/2)	440 sq ft	40.87 sq m
Rear Office (19' x 10/8)	204 sq ft	18.95 sq m
Total	644 sq ft	59.82 sq m

- Fully carpeted throughout
- Period features
- Communal central heating
- Immediate occupation

**LEASE:**

Available by way of a new lease for a term to be agreed. The minimum period will be for 3 years.

**RENT:**

£16,000 per annum exclusive of rates.



**RATES:**

To be re assessed

**VAT:**

The property has been elected for VAT.

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference Number: 9553-3065-0870-0201-2505**

The energy efficiency rating for this property is C 71.

A full copy of the EPC can be viewed at:

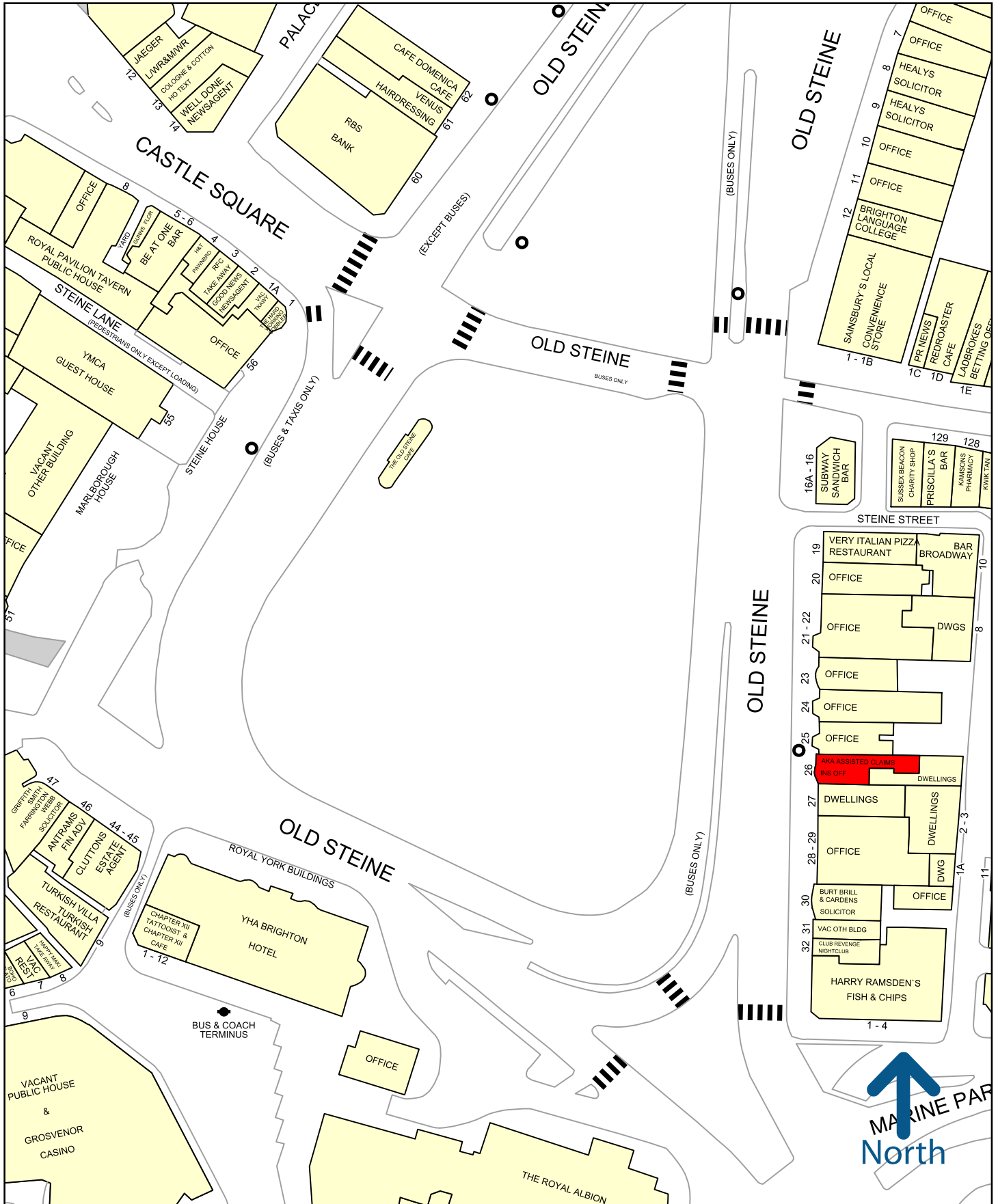
[www.ndepcregister.com](http://www.ndepcregister.com)

**LEGAL COSTS:**

The incoming tenant will be responsible for both parties reasonable legal costs incurred in the transaction.

**VIEWING:**

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



50 metres

Experian Goad Plan Created: 19/01/2018  
Created By: Carr And Priddle

