

**NORTH LAINE OFFICES WITH PARKING  
 TO LET**

**1<sup>st</sup> & 2<sup>nd</sup> Floors, 9 Church Street, Brighton, BN1 1US**

**LOCATION:**

Situated on the corner of Church Street and Jew Street in the cosmopolitan North Laine area. Opposite the premises are Howlett Clarke Solicitors and Sovereign House, which hosts numerous office occupiers, whilst an array of restaurants and sandwich bars are located nearby, including Chilli Pickle, Franca Manca, Small Batch & Pizza Express.

**DESCRIPTION:**

First and second floor office premises arranged as four rooms accessed via Jew Street. The offices benefit from one car parking space, which in the area has an immense value.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
<b>First Floor</b>		
Office 1	134 sq ft	12.44 sq m
Office 2	158 sq ft	14.67 sq m
<b>Second Floor</b>		
Office 3	118 sq ft	10.96 sq m
Office 4	142 sq ft	13.19 sq m
Total	552 sq ft	51.28 sq m
1 car parking space		

**LEASE:**

A new effective full repairing and insuring lease for a term of no less than 3 years. The property should be available from 1<sup>st</sup> February 2019.

**RENT:**

£15,300 per annum exclusive of rates, VAT and all other outgoings.



**RATES:**

**Rateable Value:** £11,000 UBR 48.0p (April 2018/2019).

**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference No:** 0040-7057-0381-8990-2070

The energy efficiency rating for this property is G 152. The landlord is currently undertaking works to improve the EPC rating.

A full copy of the EPC can be viewed at:

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

**LEGAL COSTS:**

The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees.

**VIEWING:**

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