



GROUND FLOOR SELF CONTAINED OFFICE TO LET

33 Mighell Street, Brighton BN2 0JF

LOCATION:

The property is located in a central position on rising ground close to Victoria Gardens and the recently erected American Express HQ. The former HQ site has now been cleared and a planning application is due. The planning brief includes 20,440 sq m office, 2,975 sq m retail and 5,575 sq m residential. Brighton City Centre, Brighton seafront and the main line railway station are all within walking distance.

DESCRIPTION:

A ground floor s/c office suite forming part of a mixed use building which has just been constructed to a high specification. The building has brick faced elevations and stands on a prominent corner position.

ACCOMMODATION:

A ground floor office suite approached via a spacious entrance hall comprising.



	IMPERIAL	METRIC
Office Space GIA	750 sq ft	70 sq m
The unit will have WC facilities, shower room and fitted kitchen along one wall. Within the building is a cycle store for the use of all residents.		
There is an outside area of approx.	150 sq ft	14 sq m
Features Include		
Fully carpeted, double glazed aluminium framed windows (majority full length), wet system central heating.		

LEASE:

A new Lease is available for a term to be agreed. It should be noted that this will be for a minimum 3 year period.

SERVICE CHARGE:

The current service charge budget is £712 per annum.

RENT:

£19,500 per annum exclusive of rates, VAT and all other outgoings.

RATES:

The property has not yet been assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 9900-4980-0358-1640-4044

The energy efficiency rating for this property is B 26

A full copy of the EPC can be viewed at:

www.ndepcregister.com

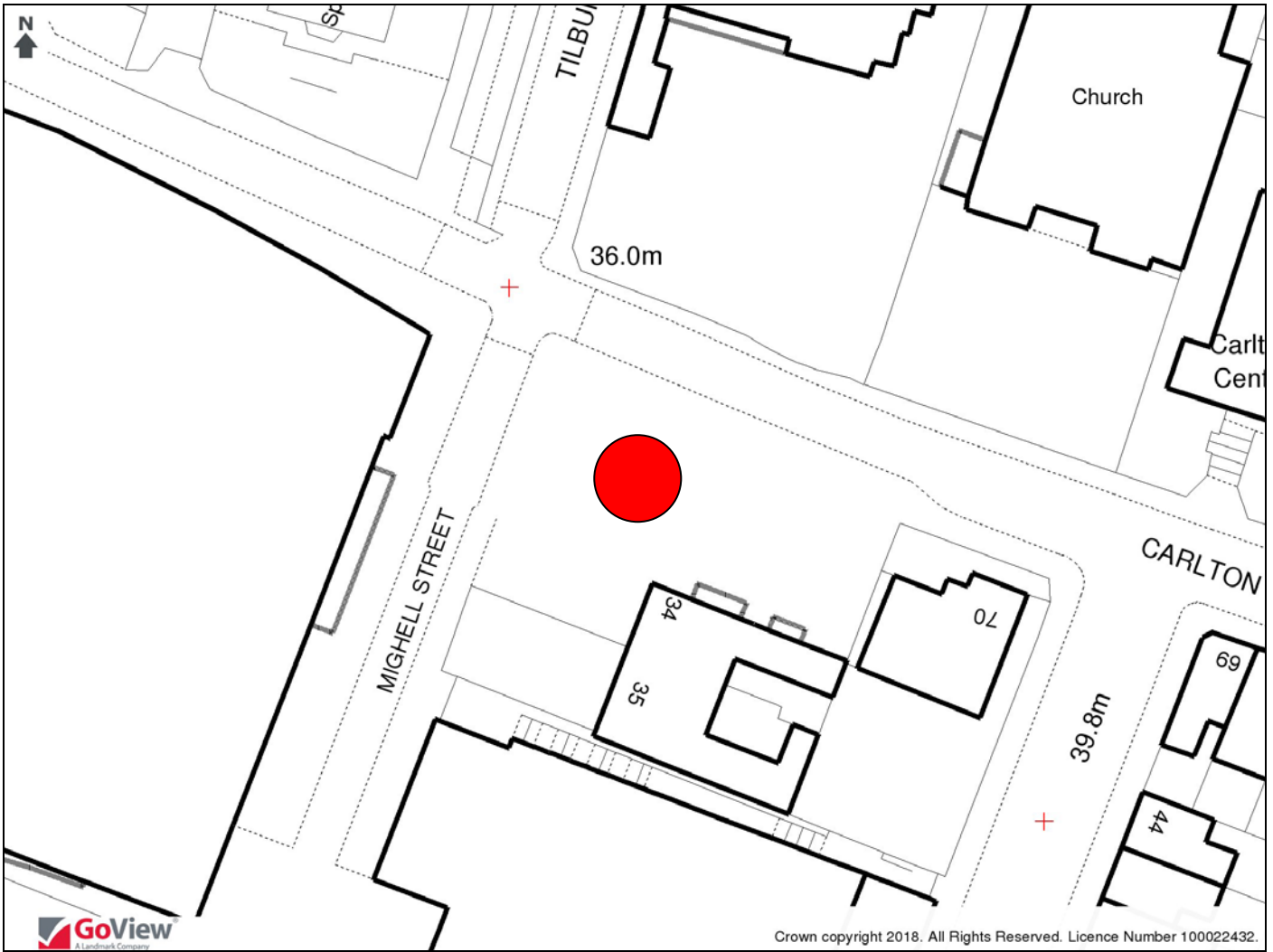
LEGAL COSTS:

The ingoing Tenant will be responsible for both parties' reasonable legal costs incurred in this transaction.

VIEWING:

Strictly by prior appointment through joint sole agents Carr and Priddle on **01273 208010** or **Flude Commercial 01273 727070**

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