



CARR & PRIDDLE

01273 208010

EXCELLENT LOWER GROUND FLOOR OFFICE SUITE TO LET

25 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 lower ground floor of an attractive Grade II listed building. The property has been refurbished to a high standard with kitchen, shower-room & carpeted office space.

ACCOMMODATION:

There is a communal entrance door and the suite is located on the lower ground floor at the rear of the building with a patio.

	IMPERIAL	METRIC
Office	118 sq ft	10.96 sq m
Kitchen	79 sq ft	7.34 sq m
Total	197 sq ft	18.30 sq m
Patio Lightwell	66 sq ft	6.13 sq m

- Period features
- Communal central heating
- Immediate occupation
- Shower-room
- Fitted kitchen with white goods
- Door entryphone system
- LCD Lighting

LEASE:

Available by way of a new lease for a minimum term of 1 year.

RENT:

£750 per calendar month exclusive of rates, service charge & all other outgoings.



RATES:

To be reassessed

ENERGY PERFORMANCE CERTIFICATE:

Our client has instructed an EPC. Please ask for further details..

LEGAL COSTS:

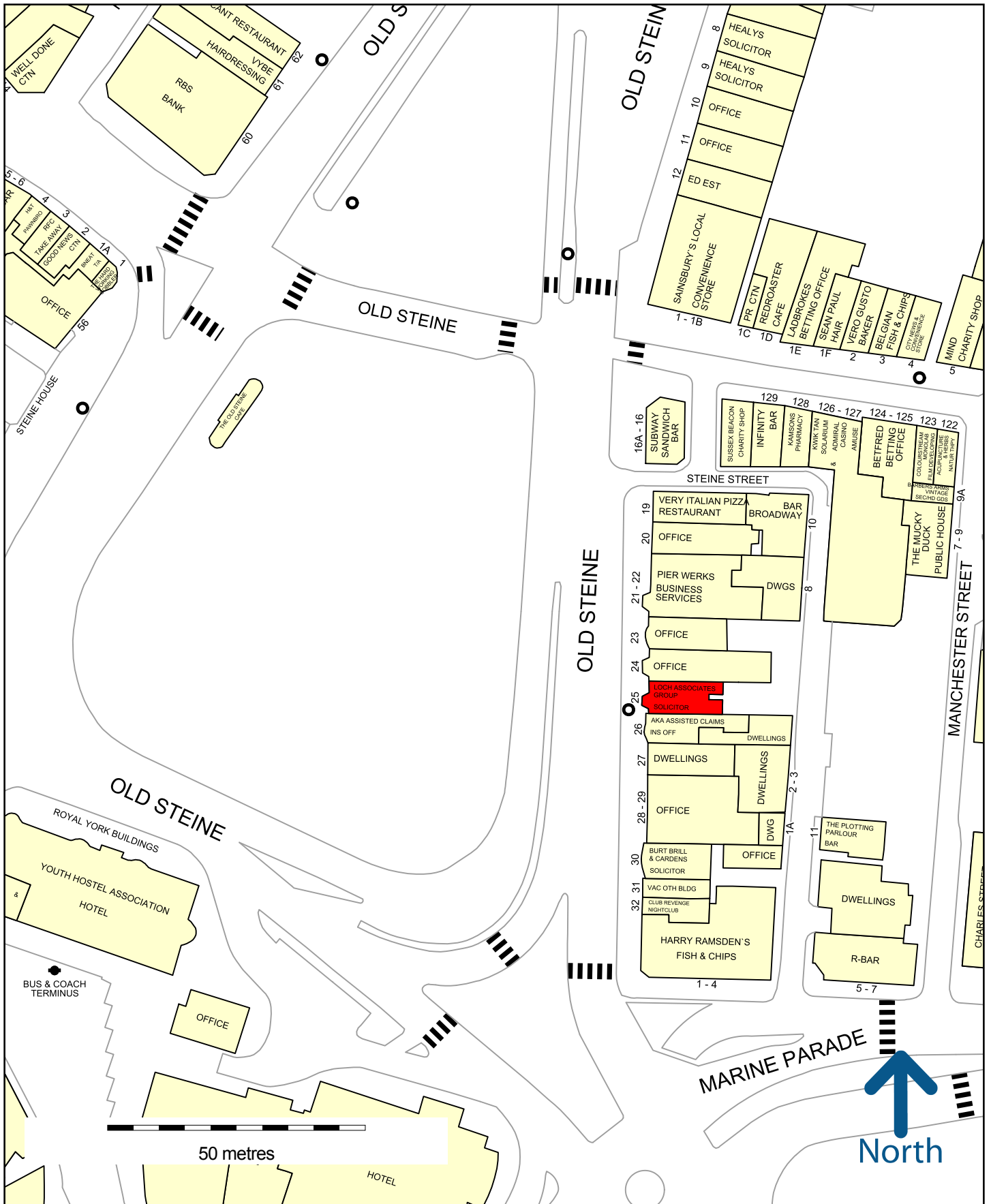
The incoming Tenant to make a contribution of £1,000 plus VAT towards the Landlord's legal fees.

VIEWING:

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

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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