

**OPEN PLAN FUNKY BOHO OFFICES  
 TO LET**

**1<sup>st</sup> & 2<sup>nd</sup> FLOORS, 8 VINE STREET, BRIGHTON BN1 4AG**

**LOCATION:**

Situated in the heart of the popular & fashionable North Laine in Vine Street between North Road and Gloucester Road. Brighton station is only a short walk away and nearby occupiers include Cin Cin, The Basket Makers, Bills, Starbucks, Beyond Retro & Trading Post.

**DESCRIPTION:**

Self-contained 1<sup>st</sup> & 2<sup>nd</sup> floor office premises which will benefit from Landlord's refurbishment works prior to completion of the Lease.

**ACCOMMODATION:**

The building has the following approximate dimensions and areas.

	IMPERIAL	METRIC
1 <sup>st</sup> Floor	648 sq ft	60.20 sq m
2 <sup>nd</sup> Floor	633 sq ft	58.81 sq m
WC/Shower		

**LEASE:**

Available by way of a new effective full repairing and insuring Lease for a minimum term of 3 years.

**RENT:**

£32,000 per annum exclusive of rates, VAT and all other outgoings.

**RATES:**

**Rateable Value:**

1<sup>st</sup> Floor £4,400  
 2<sup>nd</sup> Floor £2,700  
 UBR 49.9p (April 2021/2022).

**LEGAL COSTS:**

The Tenant to make a contribution of £1,000 plus VAT towards the Landlord's legal fees by way of Undertaking prior to release of papers. This will be deducted off the 1<sup>st</sup> quarter's rent upon completion.



**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Ref No : 9090-7938-0339-7290-1094**

The energy efficiency rating for this property is G 179 However, this was commissioned in 2011 prior to the improvement works. As such a new EPC will be commissioned after completion of works. Please ask for further details.

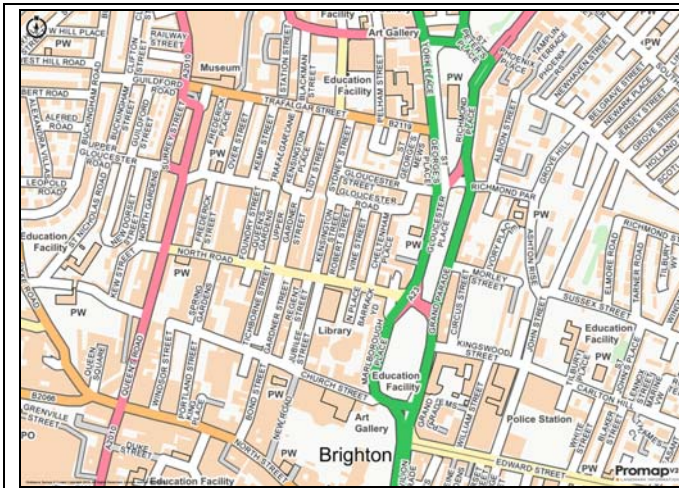
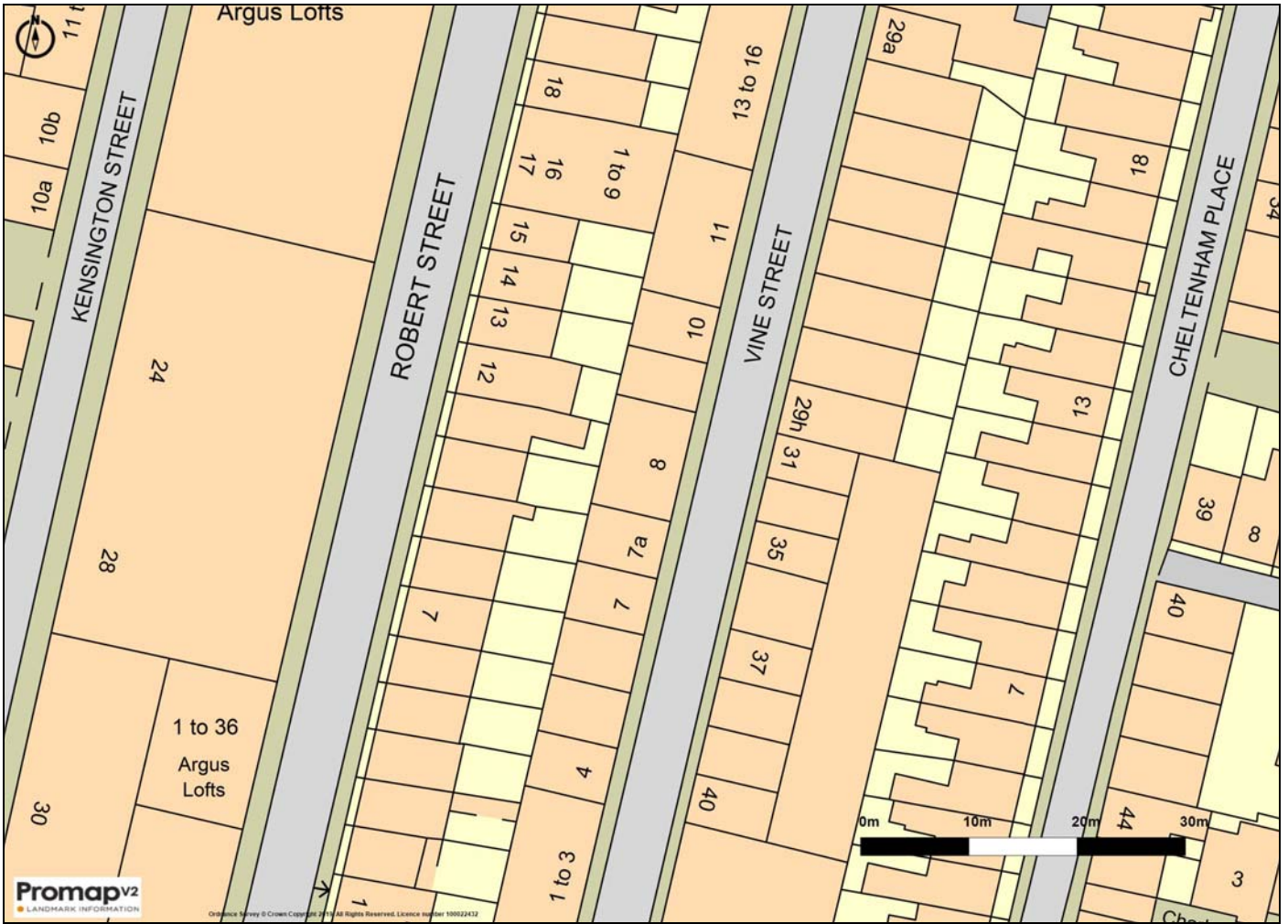
A full copy of the EPC can be viewed at:

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

**VIEWING:**

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

**GROUND FLOOR, 8 VINE STREET, BRIGHTON BN1 4AG**



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.