



CARR & PRIDDLE

01273 208010

## 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 49.1p (April 2019/2020).

### 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)

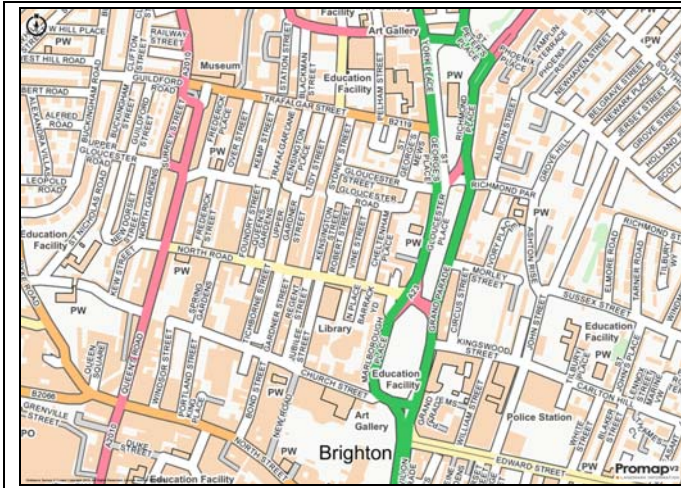
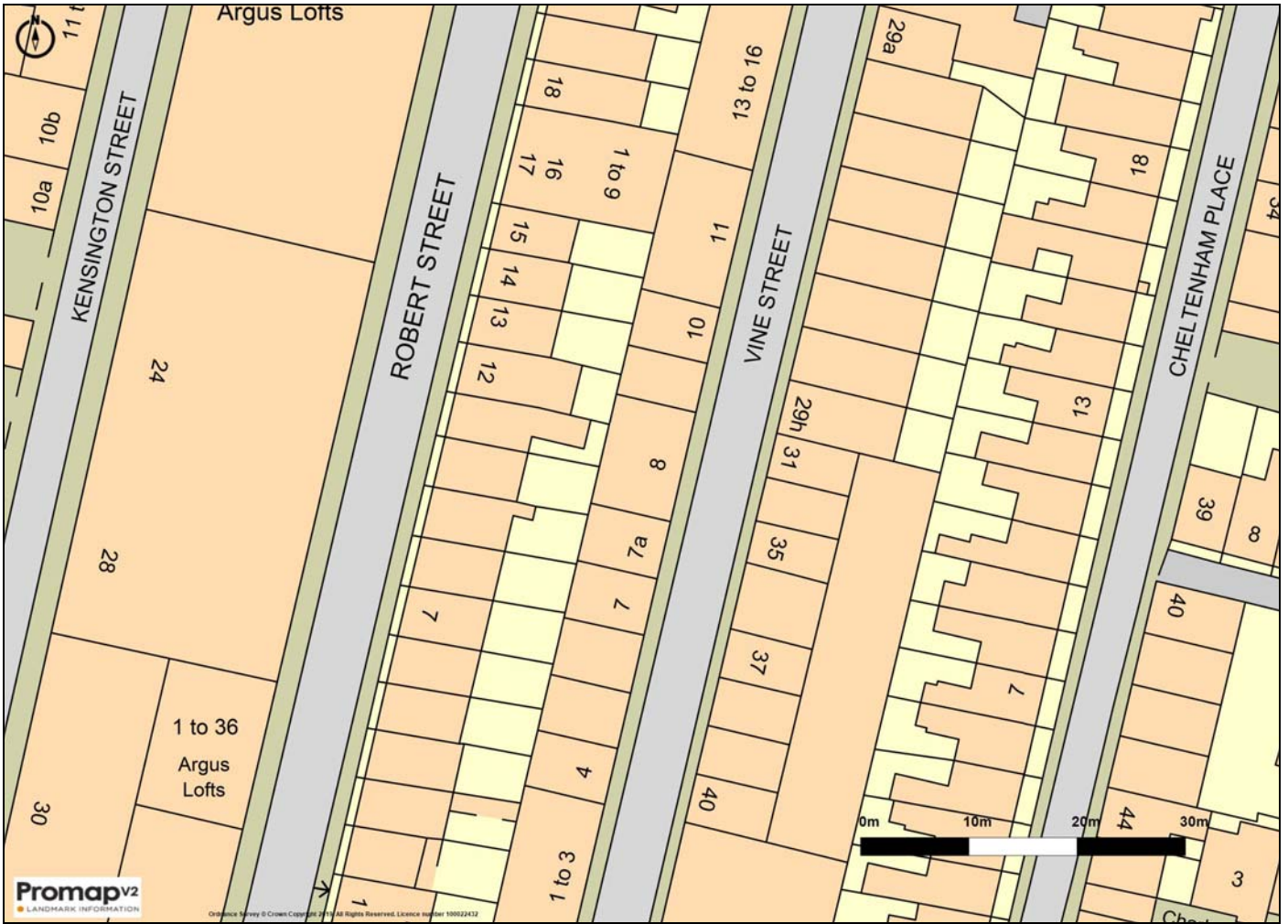
### VIEWING:

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

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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



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