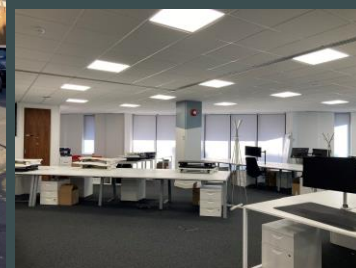
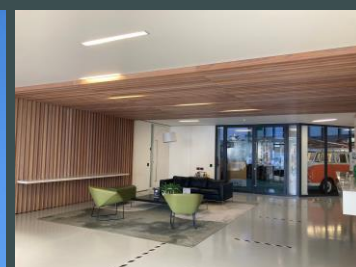


2nd Floor, Sovereign House

Grade A space located in Brighton City centre available on flexible terms at a competitive passing rent

Church Street
BN1 1UJ Brighton



Specifications

- Fitted out space
- 24 hour access
- Air conditioning
- Raised floors and LED lighting
- Manned reception
- 6 parking spaces

8,529 ft² / 792 m²

Location and Transport

Sovereign House is located in central Brighton, with easy access to Churchill Square Shopping Centre, The Lanes and Brighton Mainline Railway Station.

Brighton is located approximately 56 miles south of London. The city benefits from excellent road communications, with the A23 joining the M23 and then the M25. The city has excellent rail links with regular trains to London Bridge and London Victoria with journey times of under an hour. London Gatwick Airport is a 24-minute train journey away.

Description

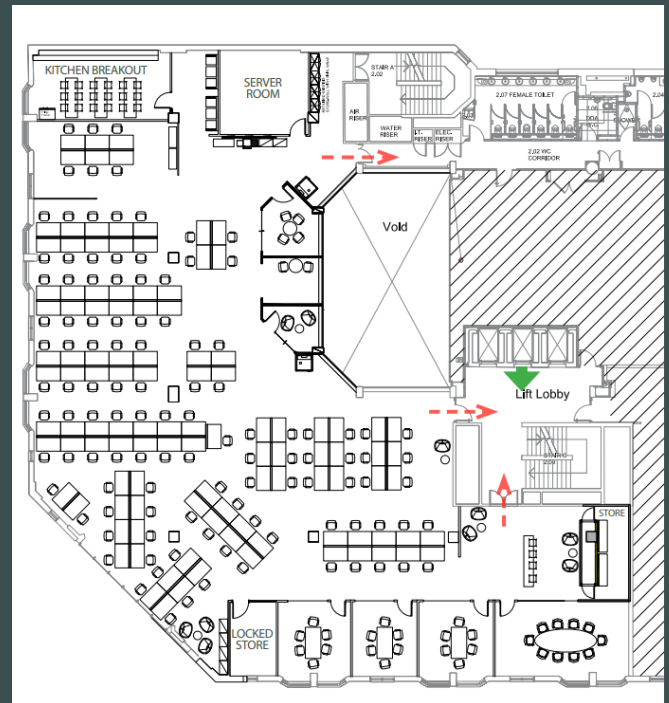
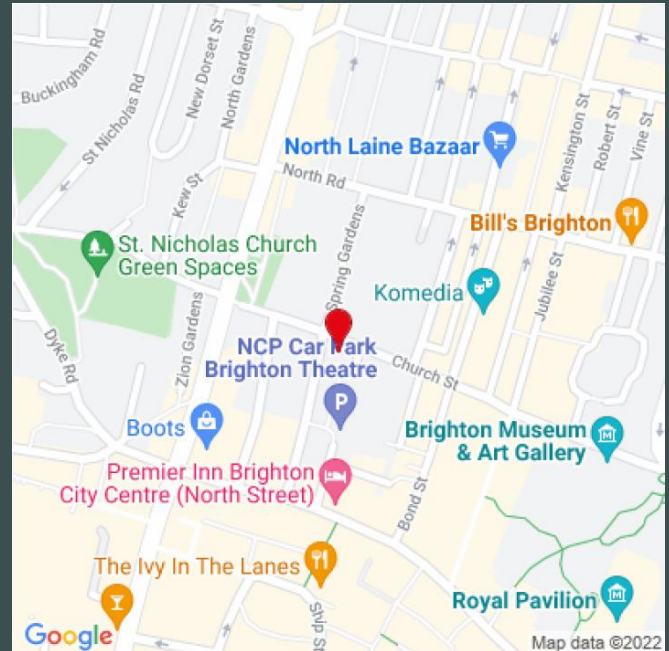
Sovereign House is a high quality City Centre office building with manned reception. The suite is on the 2nd floor and is currently fitted out with desking and meeting rooms. The office has raised floors, suspended ceilings, LED lighting, air conditioning, shower facilities and 6 car parking spaces. The current layout includes a reception, various meeting rooms, open plan space and a kitchen/break out area.

Terms

The property is available by way of a sublease or assignment of a lease expiring on the 31st August 2024.

Contact Us

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Rent

The passing rent is £228,686 per annum exclusive of rates, service charge and VAT

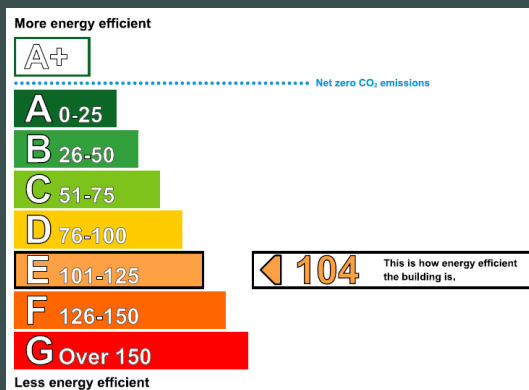
Service Charge

The service charge is currently running at approx. £10.60 per sq. ft.

Rates

The suite will need to be separately assessed for rating purposes. It currently forms part of a larger assessment and is rated at £157,313, Potential occupiers are advised to confirm this with the rates department.

EPC



Viewing

Strictly by appointment with the sole agents.

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