

# One Gloucester Place, High Quality Fully Fitted Fourth Floor Office

To Let (7,209 sq ft)

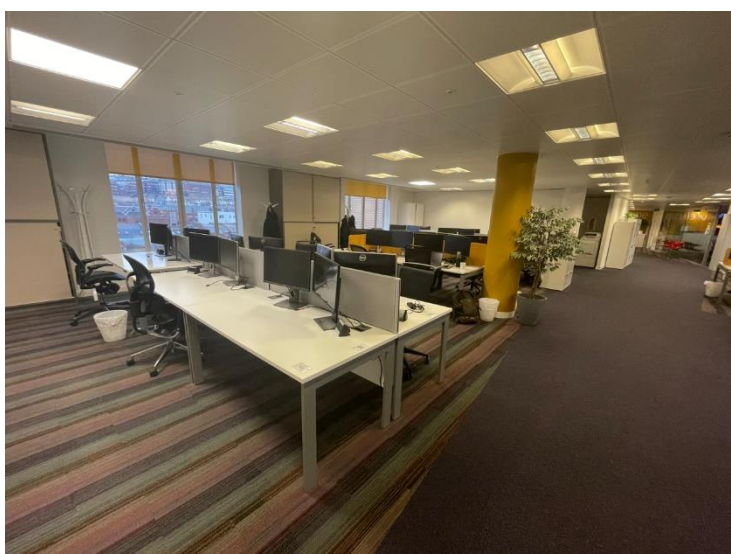
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## Highlights

- Fully fitted office
- Excellent Location
- Manned Reception Entrance
- EPC: B
- Shower & Changing Facilities
- Cycle parking and underground car park



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Not to Scale - For Identification Purposes Only. - January 2320

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## Location

One Gloucester Place is undergoing a refurbishment of the common areas to provide a vibrant place to work within Brighton North Laines.

The fourth floor is available with an existing tenant's fit-out. There are toilets on each floor, lift access and shower/changing facilities to the basement. The landlord is refurbishing the common areas to improve arrival experience and increase the amenity provision, whilst incorporating the artwork of local artist Lois O'Hara

## Lease

The premises are available by way of a sub-lease or assignment:

Fourth Floor	
Lease Expiry	February 2032
Break	March 2027

## Occupational Costs

Rent: £31.00 per sq ft  
Service Charge: available on application  
Business Rates: circa £7.60 per sq ft

## Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Fourth	Office	7,209	669.7

\*All areas are approximate and measured on a NIA basis.

## Description

The fit out provides for:

- Reception & welcome area
- A 14 person board room
- A 10 person meeting room
- Two 8 person meeting rooms
- Two 4 person meeting rooms
- 40 individual desks
- Break-out spaces for collaborative ad-hoc meetings
- A kitchen / tea point

## VAT

The building has been elected for VAT

## Viewing

Strictly by appointment.

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Savills

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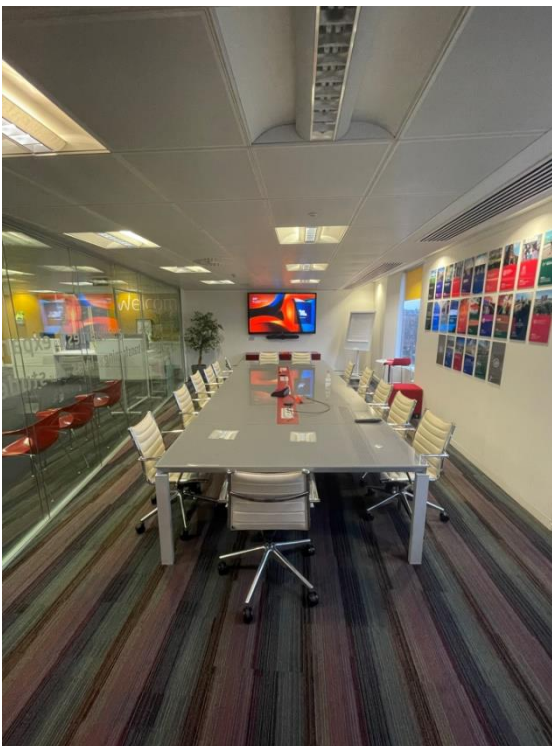
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## Internal Photos

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## Floorplan



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