

## To Let

Phoenix House, 32 West Street, Brighton, BN1 2RT

756 - 890 SqFt (70.23 - 82.68 SqM)

0121 236 8236

avisonyoung.co.uk



#### Location

Phoenix House is prominently located in Brighton city centre along West Street at the junction with Regency Road, next to the city's main shopping centre, Churchill Square, and its associated multi-storey car park. The area is well served by public transport, being within 10 - minutes' walk of Brighton Railway Station and various bus stops providing connections across the city and beyond.

Brighton seafront and the iconic Lanes are both within a 5 - minute walk, offering a vibrant mix of restaurants, cafés, and shops.

#### Description

Phoenix House is prominently located in Brighton city centre along West Street at the junction with Regency Road, next to the city's main shopping centre, Churchill Square, and its associated multi-storey car park.

The area is well served by public transport, being within 10- minutes' walk of Brighton Railway Station and various bus stops providing connections across the city and bevond.

Brighton seafront and the iconic Lanes are both within a 5- minute walk, offering a vibrant mix of restaurants, cafés, and shops.

Phoenix House is an attractive period building providing modern, DDA compliant office accommodation.

There are currently two vacant offices in the building, namely Suite 1 on the 1st Floor and the whole of the 4th Floor.

The two office suites have been measured based on the basis of IPMS 3 Offices in accordance with the RICS Property Measurement (2nd edition):

#### Accommodation

Floor	Sq ft	Sq m
		0
Г		

~l[Property Accommodation][~

**Tenure** 

Leasehold

Price

£18,900 - £21,625 per annum exclusive

#### **Business Rates**

We understand that the property is assessed as follows:

Rateable

value:

**UBR** £

(2018/19):

Rates

Payable:

The Rateable Values for the three offices are as follows:

1st Floor (Suite 1) - £13,000

2nd Floor (Suite 1) - £22,250

4th Floor (Whole) - £10,000

#### VAT

VAT if applicable will be charged at the standard rate.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

**EPC** 

D

#### Viewings

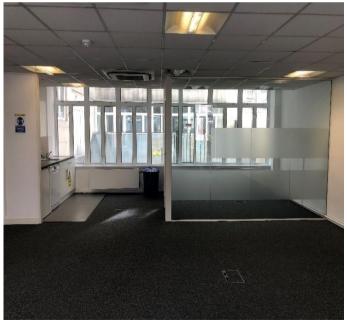
Bill.shipley@avisonyoung.com

#### Review

~][Property Review Comments][~

][





### Highlights



# If you would like to know more please get in touch.

Bill Shipley 1273 223571 bill.shipley@avisonyoung.com

**0121 236 8236** avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

23 February 2022 File No: 110251

Visit us online avisonyoung.co.uk

22 Ganton Street, Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All Rights Reserved

