



To Let

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

756 - 890 SqFt (70.23 - 82.68 SqM)

0121 236 8236
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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

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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	0

~][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

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Viewings

Bill.shiple@avisonyoung.com

[**Review**

~][Property Review Comments][~

] [



Highlights



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

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

23 February 2022

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