



**1ST FLOOR
2 BARTHOLOMEWS
BRIGHTON
BN1 1HG**

TO LET

Air conditioned open plan
offices

LED lighting

Kitchen facility

Raised access floors

Two passenger lifts



5,260 sq ft (488.7 sq m) n.i.a



location

The property is prominently situated on the northern side of Bartholomews, opposite Brighton Town Hall in The Lanes.

Brighton station is 0.7 miles (14 mins walk). The Lanes car park (355 spaces) is in Black Lion Street nearby (135 m).



description

2 Bartholomews comprises an attractive four storey brick building with the offices located on the first floor.

lease

new effective full repairing & insuring lease on terms to be agreed.

rent

£25.00 psf per annum exclusive.

business rates

RV £66,600 UBR 51.2p (Apr 21/22).

service charge

on application.

vat

VAT is chargeable on the rental outgoings.





epc

Certificate Reference Number:
2686-3027-0408-0504-9701

The energy efficiency rating for the property
is B 45

A copy of the report can be found at
www.ndepcregister.com

permitted use

B1 offices.

legal costs

each party to be responsible for own legal
costs.

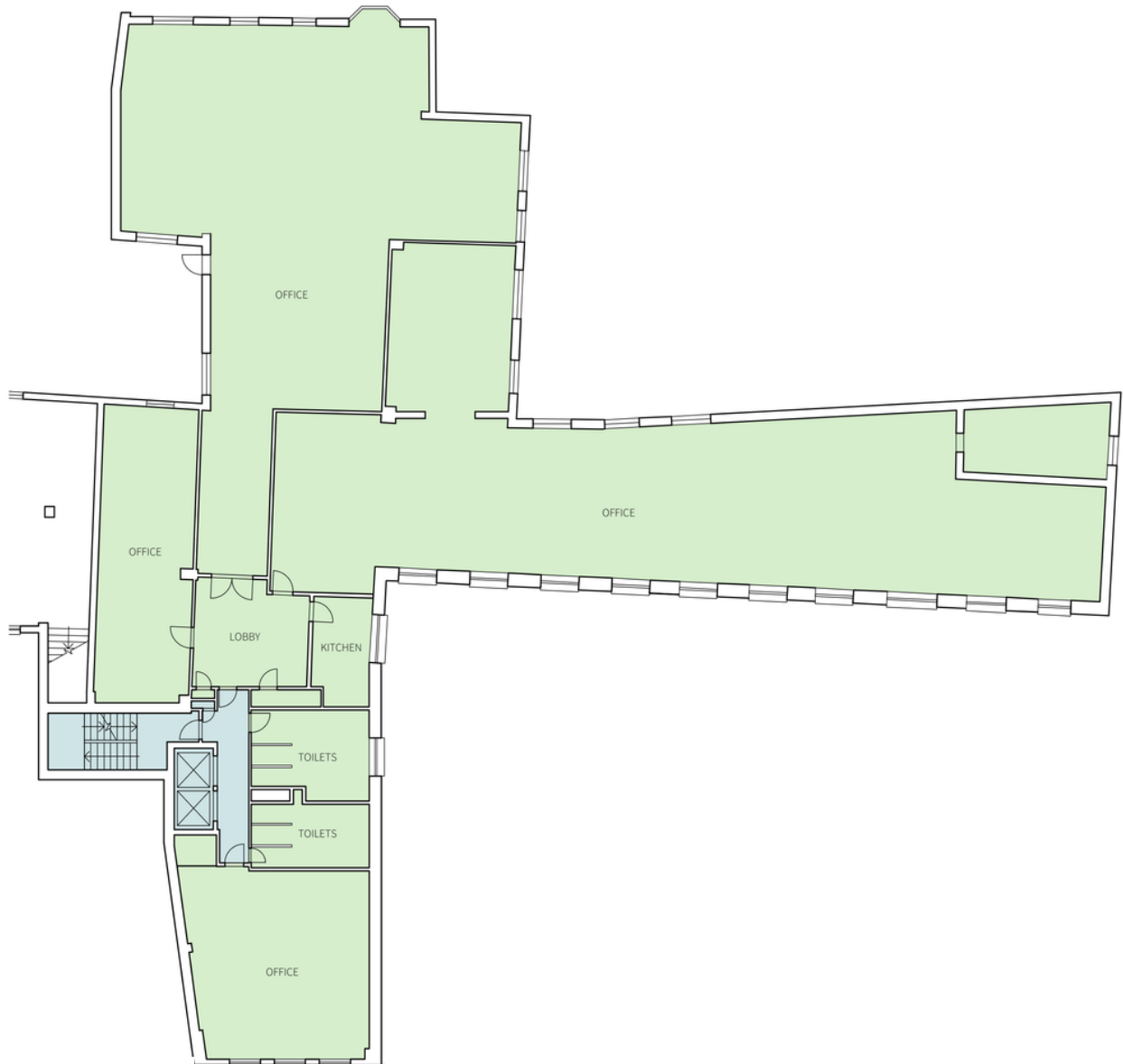
viewing & further info

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**First Floor Plan
Indicative**