



## Central Brighton Offices To Let

**12 - 14 Church Street**  
Brighton, BN1 1US

Office

**TO LET**

**1,204 to 2,597 sq ft**  
(111.86 to 241.27 sq m)

- Situated in the heart of one of Brighton's premier commercial areas and forming part of the vibrant North Laine
- An opportunity to occupy two office suites either individually or as a whole
- Brighton railway station and public transport hub is less than a 10 minute walk away and numerous amenities of the city centre are all within close proximity, including coffee shops, restaurants, hotels and the seafront

# 12 - 14 Church Street, Brighton, BN1 1US

## Summary

Available Size	1,204 to 2,597 sq ft
Rent	£24,500 - £52,500 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,204	111.86	Available
2nd	1,393	129.41	Available
<b>Total</b>	<b>2,597</b>	<b>241.27</b>	

## Description

An opportunity to occupy two office suites either individually or as a whole. The available accommodation forms the first and second floors of the building.

\* open plan accommodation \* suspended ceiling with recessed lighting \* partitioned meeting rooms \* door entry system \* male & female WC facilities \* parking available for 50+ cars (at an additional cost, approximately £1,757 per space, per annum inclusive of VAT)

First Floor Suite  
1,204 ft<sup>2</sup> / 111.8 m<sup>2</sup>  
£24,500 per annum

Second Floor Suite  
1,393 ft<sup>2</sup> / 129.3 m<sup>2</sup>  
£28,000 per annum

First & Second Floor Suites Combined  
2,597 ft<sup>2</sup> / 241.1 m<sup>2</sup>  
£52,500 per annum

Rateable Value 1st Floor - £19,500; 2nd Floor - £14,500  
EPC 1st Floor - 81 D; 2nd Floor - to be assessed

## Location

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## Terms

The suites are To Let on a new full repairing and insuring lease for a term to be agreed at a commencing all inclusive rental of £20 psf. Please note, business rates will be payable and are not included within the inclusive rental. Rent reviews will be at appropriate intervals.



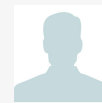
## Viewing & Further Information



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