



TO LET

2 Bartholomews
Brighton, East Sussex BN1 1HG



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Key Features

- Located in an attractive office building in the Lanes area of central Brighton
- Comprising fully refurbished and mainly open plan office space
- Newly installed air conditioning system throughout
- Existing meeting rooms / individual offices / board room
- Available for immediate occupation





Location & Situation

Located next to the East Street Arcade and overlooking Bartholomew Square in the vibrant Lanes area of Central Brighton and moments away from the historic seafront.

The building is located within easy walking distance of Brighton railway station and surrounded by numerous shops, bars and eateries.





Description & Accommodation

The available accommodation is arranged over the 1st floor of this 4 storey city centre office building, and accessed via a large reception providing passenger lifts and stairwell to all floors.

The office suites are mainly open plan workspace that is fitted to a specification that includes:

- Brand new AC system providing heating & cooling
- Raised access floors
- Carpet tile flooring
- Inset LED lighting panels
- Separate kitchen with integrated appliances
- Electronic door entry system
- Passenger lift

The property has the following approximate IPMS Office 3:

Floor	Sq Ft	Sq M
First Floor Front	475 sq ft	44.13 sq m
First Floor Rear	4,785 sq ft	444.50 sq m





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Rateable Value

Rateable Value (2017): First Floor Front £9,600

Rateable Value (2017): S1&2 First Floor £57,000

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

B (45) - First Floor Front

D (86) - First Floor Rear

Planning

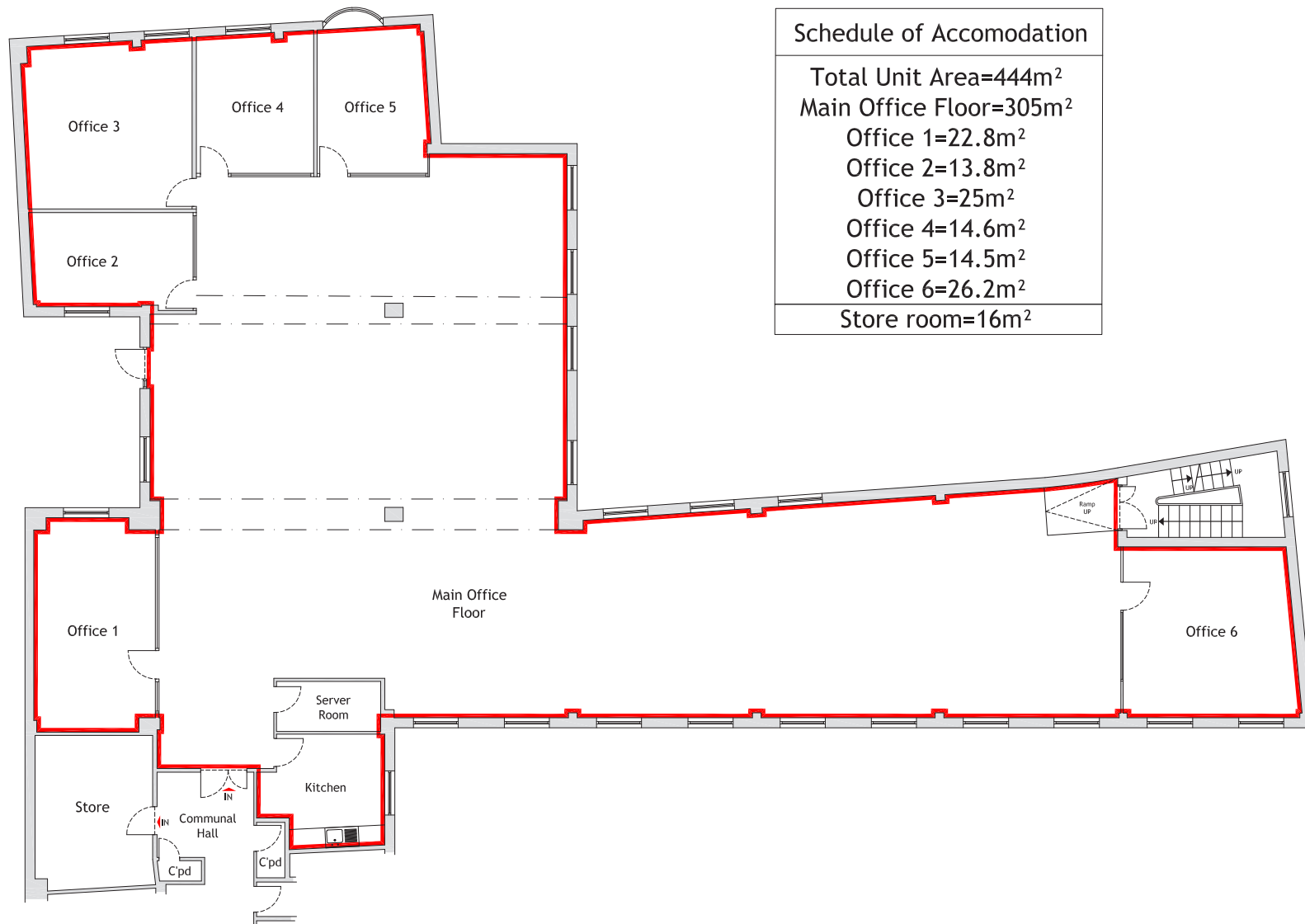
We understand that the premises benefit from B1 office use within the Use Classes Order 1987 (as amended).





FIRST FLOOR PLAN

For identification purposes only



Schedule of Accommodation

Total Unit Area=444m ²
Main Office Floor=305m ²
Office 1=22.8m ²
Office 2=13.8m ²
Office 3=25m ²
Office 4=14.6m ²
Office 5=14.5m ²
Office 6=26.2m ²
Store room=16m ²



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Terms

The suites are available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a guide rental of £28 psf, exclusive of business rates, building insurance, service charge, heating, lighting etc.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

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May 2021

