



7A Church Street

Brighton, BN1 1US

**Superb self contained city
centre offices to let**

403 sq ft
(37.44 sq m)

- Rent £12,000 PAX
- Self contained offices
- Character building
- Desirable North Laine location

7A Church Street, Brighton, BN1 1US

Summary

Available Size	403 sq ft
Rent	£12,000.00 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£1,696.60 per annum Subject to the status of the business occupying the premises 100% small business rate relief may be available.
Rateable Value	£3,400
Service Charge	A service charge will be put place in order to cover the shared costs of the building including utilities where required.
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs, an unconditional undertaking to be provided prior to release of documentation.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Refurbished office premises arranged over 1st & 2nd floors accessed via their own private entrance from Church Street.

At 1st floor level there are offices at the front & the rear of the property whilst at 2nd floor there is an office facing north overlooking Church Street with Kitchen & shower room at the rear of the property.

Location

The property is situated within the desirable North Laine, close to Church Street's Junction with Bond Street & Gardener Street. Brighton Station is only a short walk away, whilst the NCP Church Street Car Park is only a minutes walk from the property. Nearby occupiers include Crunch, Gresham Blake, Franca Manca, Chill Pickle, Five Guys & Yo Sushi.

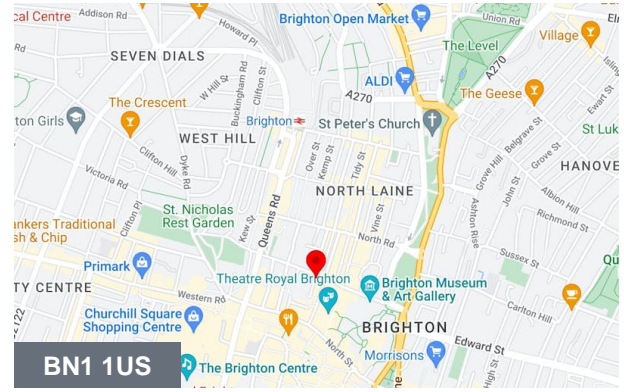
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office Front	166	15.42
1st - Office Rear	97	9.01
2nd - Office Front	99	9.20
2nd - Kitchen/ Shower-room /WC	41	3.81
Total	403	37.44

Terms

The property is available by way of a new effective full repairing & insuring sub-lease for a term of 5 years with provision for a break at 3 years subject to 6 months notice. The lease will be excluded from the L&T Act 1954. An appropriate rent deposit will be required subject to covenant strength of the tenant.



Viewing & Further Information



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