

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
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SHW.CO.UK



TO LET

OFFICE – 3,224 SQ FT (299.51 SQ M)

First Floor, 1-6 Grand Parade, Brighton, BN2 9QB

LOCATION

The property is located in central Brighton within Grand Parade, which forms part of the main A23 leading to the City Centre and the Seafont.

Brighton's mainline railway station is approximately a ten minute walk away, providing direct services to London Victoria (53 minutes) and Gatwick Airport (26 minutes).

DESCRIPTION

The available office is on the first floor. The office provides modern, open plan accommodation with a number of meeting rooms and a separate kitchen area.

ACCOMMODATION (IPMS 3)

| | SQ FT | SQ M |
|--------------------|--------------|---------------|
| First Floor Office | 3,224 | 299.51 |
| TOTAL | 3,224 | 299.51 |

RENT

Passing rent £75,440 PAX

SERVICE CHARGE

There will be a service charge to cover the upkeep and repair of the common parts. The approximate contribution for the current year is £5,825.

AMENITIES

- Fully fitted office space
- Double aspect windows
- Air conditioning
- Same level WC's
- 2 car parking spaces
- Fitted kitchen
- Separate meeting rooms

LEASE TERMS

The property is held on an FRI Lease expiring 28th September 2026. The first floor is available by way of a sub lease on terms to be agreed.

RATES

The current April 2023 Rateable Value of the property is £19,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

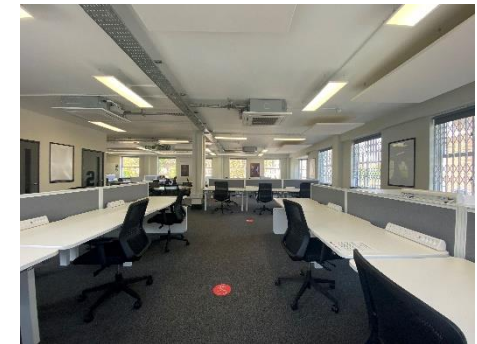
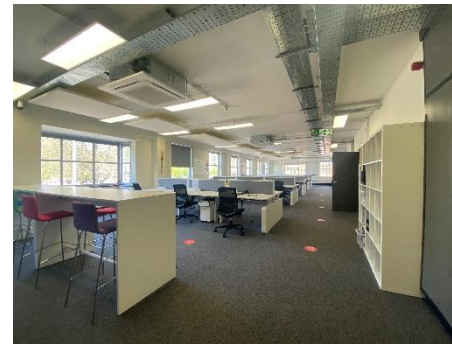
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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