



**FUNKY STUDIO / OFFICES
TO LET
GROUND FLOOR,
8 VINE STREET,
BRIGHTON BN1 4AG**



LOCATION

Brighton & Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing.

8 Vine Street is situated on the western side of Vine Street, in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Brighton station is 0.3 miles (8 mins walk). There is an NCP car park (587 spaces) in Church Street nearby (6mins, 500 m).

DESCRIPTION

8 Vine Street comprises an attractive brick faced building with the offices located on the ground floor with private entry.

This open plan office/studio was refitted in 2020 and has excellent natural light with exposed brick work and the following amenities (see next page):

AMENITIES

LED spotlights

Electric heating with feature radiators

Fitted kitchen & W.C.

Security alarm & intercom

Copper pipework

Perimeter trunking

ACCOMMODATION

Ground Floor 551 sq ft 51.2 sq m

Net internal areas.

LEASE

A new effective FRI lease on terms to be agreed.

RENT

£18,000 per annum exclusive .

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

RV £7,500 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

EPC

Certificate No: 9101-3061-0715-0901-0375, rated C 56, expires 29th September 2029.

LEGAL COSTS

Both parties legal costs are to be met by the ingoing tenant.



VIEWING & FURTHER INFORMATION

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