



3rd Floor

4 St. Georges Place, Brighton, BN1 4GA

**City Centre Offices to let on
a semi inclusive basis**

467 sq ft
(43.39 sq m)

- Rent £14,000 Per annum
- Outstanding views over Valley Gardens
- Superb location close to Station & North Laine

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Summary

Available Size	467 sq ft
Rent	£14,000 per annum inclusive of utilities, internet, buildings insurance and upkeep of common areas exclusive of rates, VAT and all other outgoings.
Rates Payable	£4,141.70 per annum Subject to status the incoming tenant may qualify for a 100% small business rate relief.
Rateable Value	£8,300
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £750 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Situated on the 3rd floor of this imposing mid terrace building. The offices are accessed via a stairwell & an impressive ground floor reception area. The space is split with a rear office & a front office which has outstanding views across Valley Gardens. In addition to the bay windows features include perimeter trunking, catted lighting & carpeting. NB please note that access may be required to the space to access it facilities. Please note the lift in the building is not functioning.

Location

The property is situated on St Georges Place, which is situated between Gloucester Place & Trafalgar Street on western side of Valley Gardens on the periphery of the North Laine Area & south of London Road & York Place. The seafront is a short walk away as is Brighton station whilst nearby occupiers include, Brewdog, Moksha, Carlito Burrito & The North Laine Brewhouse.

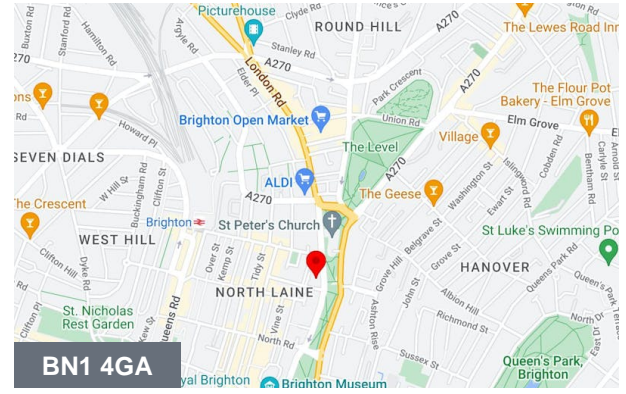
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Front Office	281	26.11
3rd - Rear	186	17.28
Total	467	43.39

Terms

Available by way of a new internal repairing & insuring sub lease for a term of 3 years on a lease outside the landlord & tenant act.



Viewing & Further Information



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