

CITY CENTRE OFFICE TO LET

Back Office, Basement

21 Regency Square, Brighton, BN1 2FH

Office To Let

156 sq ft
(14.49 sq m)

- CENTRAL LOCATION
- FLEXIBLE TERMS
- REFURBISHED SPACE
- CLOSE TO THE BEACH

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Summary

Available Size	156 sq ft
Rent	£500 per month inclusive of water & service charge, exclusive of rates VAT & all other outgoings.
Rates Payable	£810.88 per annum Based on 2023 Valuation. Subject to status small business rate relief could apply at 100%
Rateable Value	£1,625
Service Charge	N/A
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Description

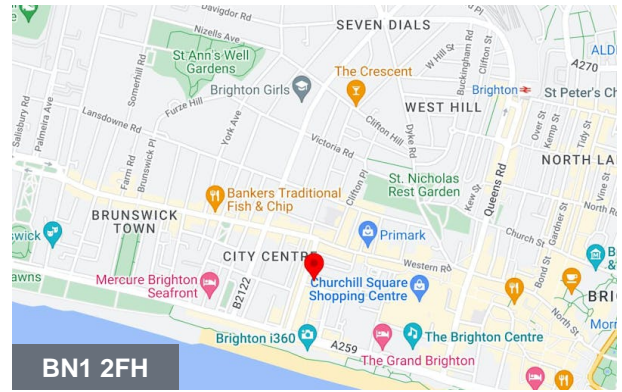
An array of recently refurbished office suites situated within an imposing & well presented building. Several offices face south & benefitting from great coastal views. The refurbishment that has taken place includes decoration of the space & communal areas.

Location

The property is situated on the corner of Preston Street & Regency Square one of Brighton's famous iconic squares fronting the seafront. The central location provides great access throughout the city of Brighton and Hove. Nearby occupiers include Caffé Nero, KFC & Subway whilst Churchill Square Shopping Centre is also near by.

Terms

Available by way of a new lease or licence for a minimum term of 12 months at rent of £500 per calendar month inclusive of water & service charge, exclusive of rates VAT & all other outgoings.



Viewing & Further Information



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