



163 North Street

Brighton, BN1 1EA

**IMPRESSIVE REFURBISHED
OFFICES SITUATED WITHIN
A MAGNIFICENT LISTED
BUILDING**

2,914 sq ft
(270.72 sq m)

- RECENTLY REFURBISHED
- IMPRESSIVE GRADE II LISTED BUILDING
- GREAT CITY CENTRE LOCATION
- £20 PSF FOR THE WHOLE OR £25 PSF FOR INDIVIDUAL FLOORS

163 North Street, Brighton, BN1 1EA

Summary

Available Size	2,914 sq ft
Rent	£22,175 - £58,280 per annum exclusive of rates VAT & service charge
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
Service Charge	TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Impressive offices arranged over 1st, 2nd & 3rd floors that are accessed via their own entrance at ground floor level on the corner of New Road & North Street. Upon entering the building you lead to the uppers floors by a winding feature staircase. Each of the floors has a larger open plan space with smaller spaces off of the main room. The 1st & 3rd floor spaces include a kitchen space, whilst WC & shower are located throughout the building. The space has been refurbished to a high standard in recent years & present as a wonderful space to occupy. Features include modern LED lighting, carpets & central heating.

Location

The property is situated in a very convenient location on the corner of North Street & New Road in Brighton City Centre with great access to Brighton Station, The Seafront as well as both the Lanes & The North Laine. Nearby occupiers include The Theatre Royal, Furna, Lloyds Bank, Hotel Chocolat, 5 Guys & host of fantastic local independent operators.

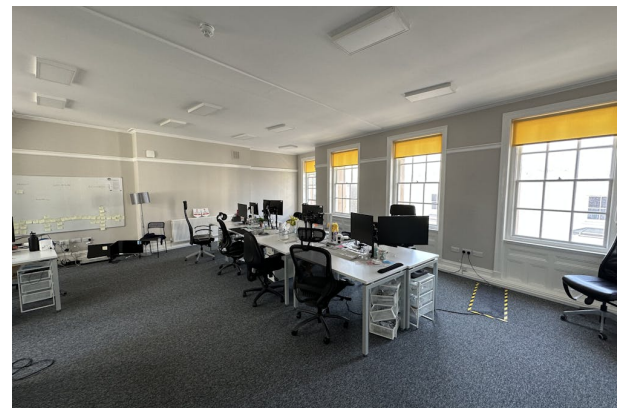
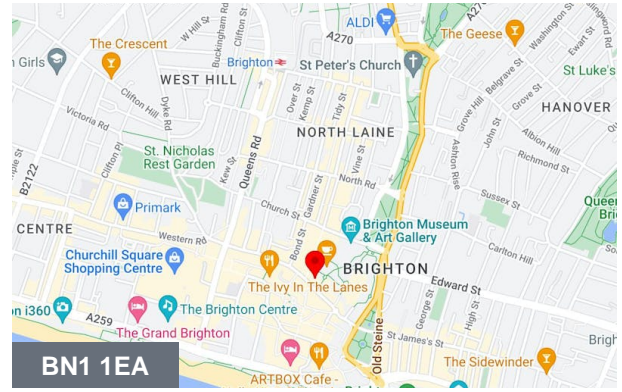
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Floor Office	1,063	98.76	£26,575 per annum
2nd - Floor Office	964	89.56	£24,100 per annum
3rd - Floor Office	887	82.40	£22,175 per annum
Total	2,914	270.72	

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed at the quoted rent exclusive of rates, VAT, service charge & all other costs. Our clients preference is to let the space to a single operator however they may consider a split for a party to take 2 floors together in the 1st instance. The 3 floors together are available at a rent of £58,280 PAX or separately at the rent quoted in the table.



Viewing & Further Information



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James Hawley

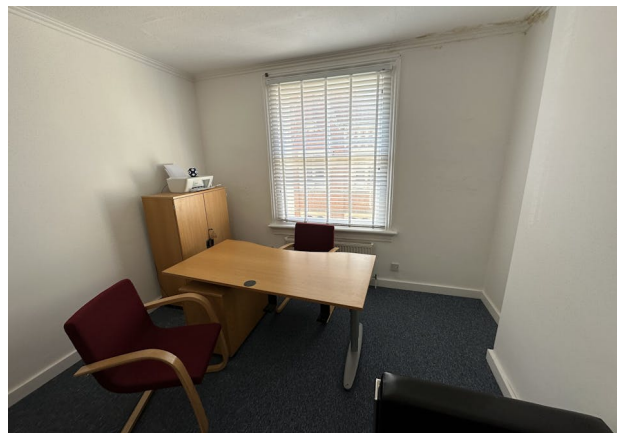
01273 093767 | 07935 901 877
james@eightfold.agency



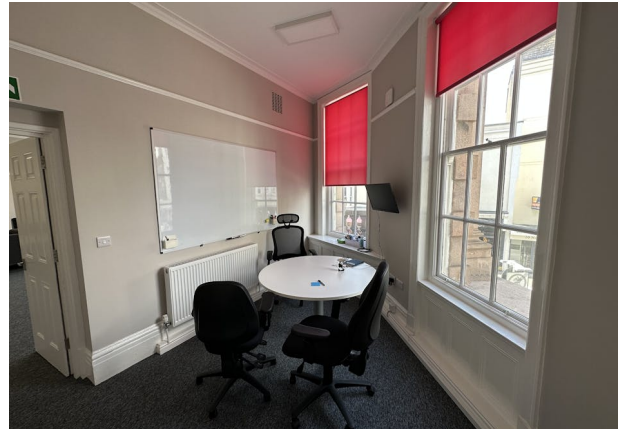
Jack Bree

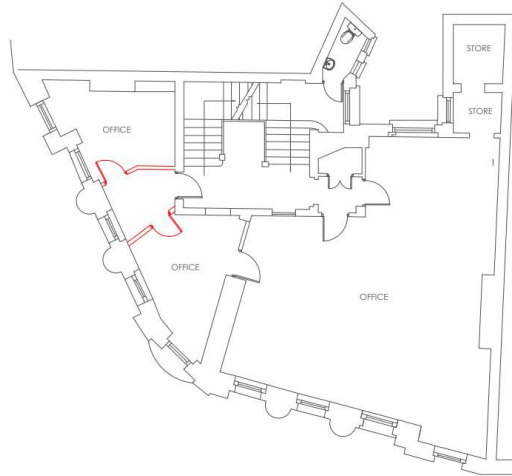
01273 109121
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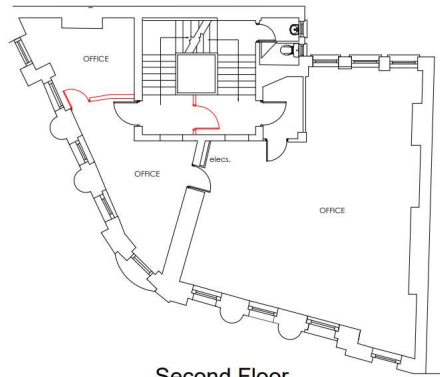




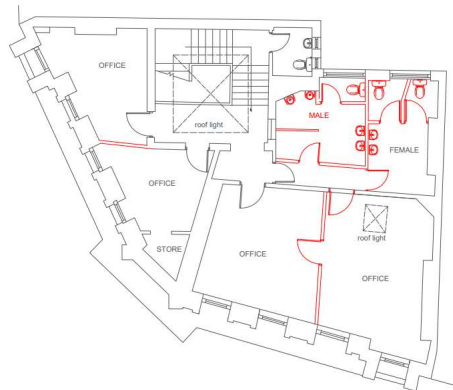




First Floor

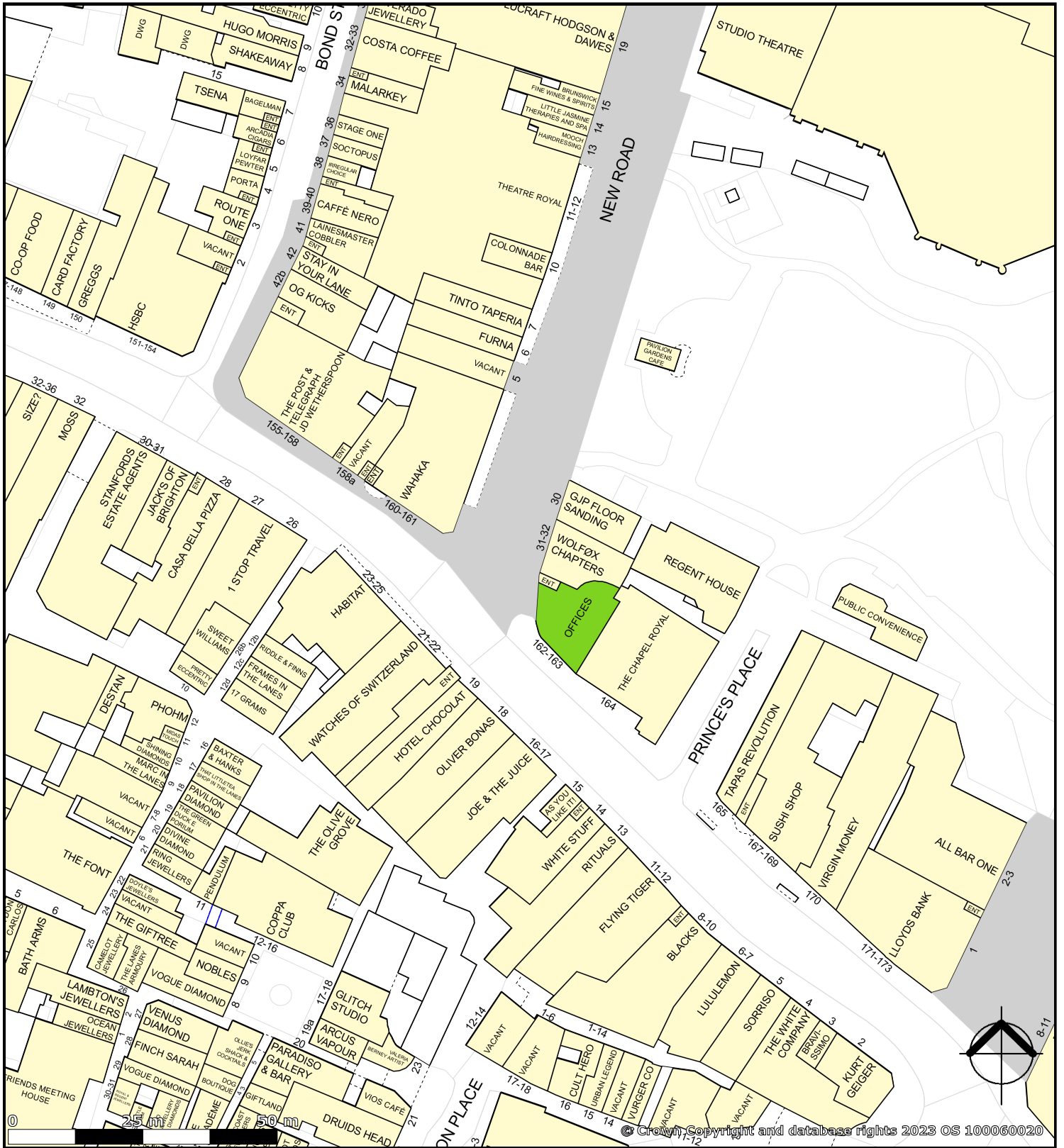


Second Floor



Third Floor

163 North Street, Brighton, BN1



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