



Room 10

21 Regency Square, Brighton, BN1 2FH

City centre office to let on flexible terms

123 sq ft
(11.43 sq m)

- Flexible terms
- Refurbished space
- City centre location
- Close to seafront
- Fantastic views
- Potential for 100% small business rate relief

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Summary

Available Size	123 sq ft
Rent	£400 per month inclusive of water & service charge, exclusive of rates VAT & all other outgoings.
Business Rates	To be assessed, however if taken alone anticipated will benefit from 100% small business rate relief.
EPC Rating	EPC exempt - Serviced Office – subject to legal review

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 new internal repairing & insuring leases inclusive of service charge, exclusive of rates VAT & all other outgoings up to a term of 2 years on a lease outside the landlord & tenant act 1954 with rents ranging from £400 pcm.

Business Rates

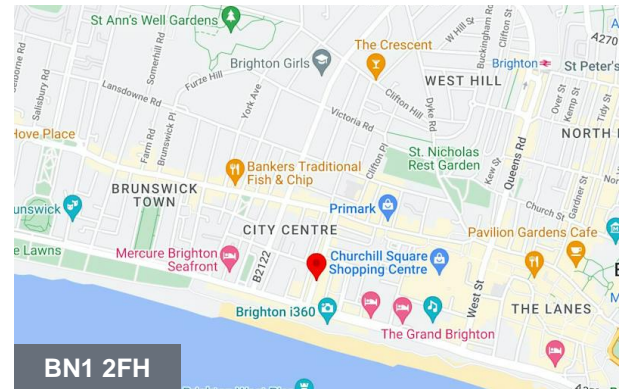
Rateable Value £2,650 (combined with suite 9)
ubr APR 2020/2021 49.9p

VAT

We understand the building is not elected for VAT at this moment in time, however all rents are quoted exclusive of VAT.

Legal costs

Incoming tenant to make a contribution of £500 plus VAT towards the landlords legal costs.



Viewing & Further Information



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