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HUNTINGDON HOUSE

20 North Street

WATCHES & SWITZERLAND

habitat

**TO LET**

**OFFICE – 4,280 SQ FT (397.62 SQ M)**

**3rd Floor, Huntingdon House, North Street, Brighton, BN1 1EB**



LOCATION

Huntingdon House is located on North Street, one of the main thoroughfare's in the heart of the city centre, which provides easy access to the north Laines, Churchill Square Shopping Centre and The Lanes.

The property also forms part of the new Hanningtons Lane development which has seen the former Hanningtons building revitalised to create a new retail and cultural quarter providing shops, restaurants, Grade A offices and residential.

DESCRIPTION

The available space is on the third floor of this purpose built office building.

The office provides open plan office space which was comprehensively refurbished in 2019.

The common parts including the reception area were also refurbished to complement the office space.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
3rd Floor	4,280	397.62
<b>TOTAL</b>	<b>4,280</b>	<b>397.62</b>

RENT

£137,000 per annum exclusive

AMENITIES / OPPORTUNITY

- Recently refurbished
- Open plan floor plates
- New air conditioning
- LED panel lighting
- Male & Female WCs
- Shower facilities
- Two passenger lifts
- Secured bike store

SERVICE CHARGE

Service charge will be payable - further information on request.

TENURE

The space is available on a new lease on terms to be agreed.

RATES

The current Rateable Value of the property is £66,000.

VAT

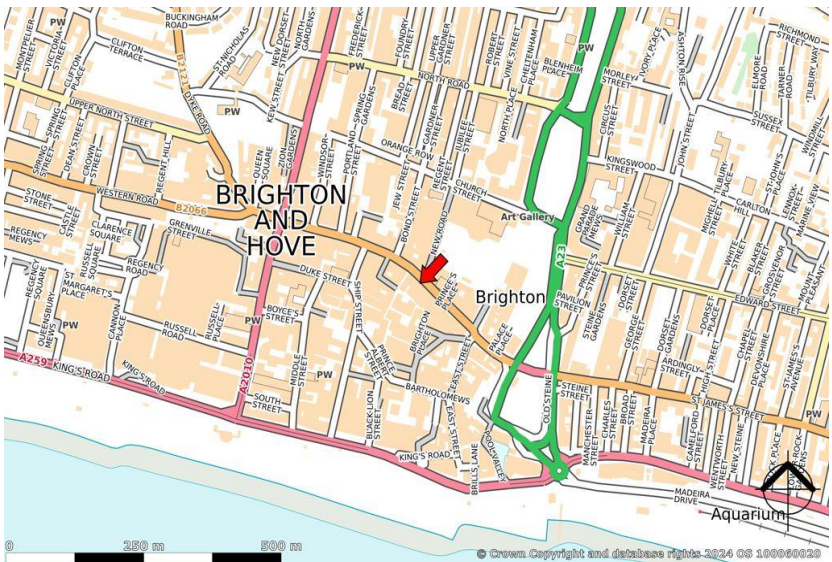
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

26-50 **B** 31 B



NB Indicative photographs showing space once reinstated to CAT A

VIEWINGS – 01273 876 200

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