

TO LET

OFFICE - 2,830 SQ FT (262.91 SQ M)

Ground Floor (North), Olivier House, 18 Marine Parade, Brighton, BN2 1TL

LOCATION

Olivier House is located on the corner of Marine Parade and Madeira Place. Marine Parade is the A259 coast road leading to central Brighton and on to Worthing to the west and to the marina and along to Eastbourne in the east.

The property is located east of the Old Steine A23 which provides access to the M23 linking to Gatwick to the north. Brighton railway station is approximately 15 minutes' walk.

DESCRIPTION

The available accommodation is on the ground floor and provides predominantly open plan office space with glazed partitioned meeting rooms

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M	
Ground Floor (North)	2,830	263.1	

RENT

£70.750 per annum exclusive.

Car parking spaces are available at £500 per quarter each plus VAT.



AMENITIES

- Open plan office space
- · Glazed partitioned meeting rooms
- Kitcher
- Floor boxes
- Passenger lift
- Entry phone system
- · Car parking spaces available separately

LEASE TERM

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed.

BUSINESS RATES

We have been verbally informed that the business rates are £40,750.

SERVICE CHARGE

More information available on request.

VAT

VAT will be chargeable on the terms quoted.

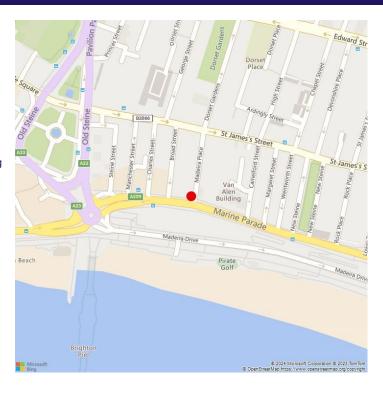
LEGAL COSTS

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

EPC

EPC - B.







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