

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

OFFICE – 2,536 SQ FT (235.60 SQ M)

2nd Floor, Bostel House, 37 West Street, Brighton, East Sussex, BN1 2RE

LOCATION

The property is located in the heart of Brighton city centre on the western side of West Street, in close proximity to the Clock Tower intersection with North Street and Queens Road. Bostel House is a short walk away from Churchill Square, The lanes and Brighton Railway Station.

DESCRIPTION

The available space is located on the 2nd floor providing fully fitted and refurbished self contained Grade A office space set within the heart of Brighton.

The office provides fully air conditioned high specification open plan accommodation. The space benefits from WC, kitchen and shower provisions.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
2 nd Floor	2,536	235.60

RENT

On application.

TENURE

The second floor is available by way of a sublease or assignment.

AMENITIES

- Air conditioning
- Gas central heating
- Exposed services
- Shower and WC provisions
- 1 x meeting room
- Kitchen
- Car parking at an additional cost

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

RATES

The current 2023 Rateable Value of the property is £39,750.

VAT

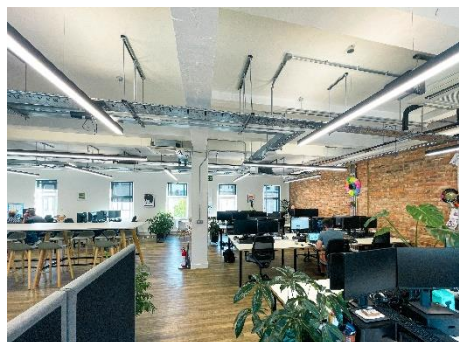
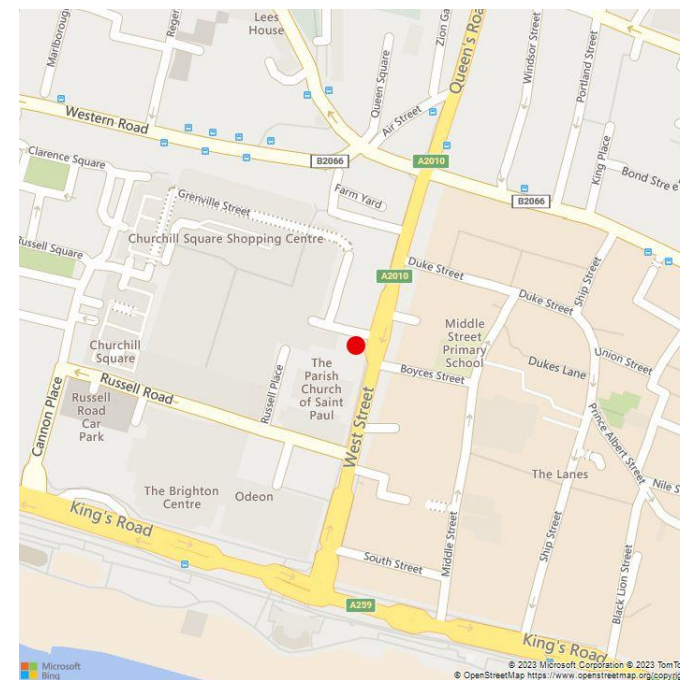
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

Jasmine Dean-Milward

t: 01273 876 209

e: jbryant@shw.co.uk

e: jdean-milward@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**