

TO LET

OFFICE - 5,258 SQ FT (488.47 SQ M)

Part 1st & Ground Floor, Olivier House, 18, Marine Parade, Brighton, East Sussex, 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 space is on the first floor and benefits from a ground floor kitchen / break out space on the ground floor which is accessed via an internal staircase

The first floor is predominantly open plan with some partitioned offices/meeting rooms

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Part First Floor	4,547	422.42
Part Ground Floor	711	66.05
TOTAL	5,258	488.47

AMENITIES

- Exposed services
- LED Lighting
- Floor Boxes
- Kitchen Breakout area
- Glazed partition meeting rooms
- · Self contained WCs & Shower
- Passenger Lift

LEASE TERM

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

RENT

£25.00 per sq ft exclusive

BUSINESS RATES

We understand the current Rateable Value is £85,000 (April 2023)

SERVICE CHARGE

More information available on request

VAT

VAT may be chargeable on the terms quoted.

LEGAL COSTS

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

FPC

The property has a EPC rating of C57



t: 01273 876252







VIEWINGS - 01273 876 200

James Bryant

Jasmine Dean-Milward t: 01273 876209

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



twitter - @SHWProperty

LinkedIn - SHW Property

CENTRAL

BRIGHTON

THE LANES

Instagram – SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316