

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

OFFICE – 3,462 SQ FT (321.62 SQ M)

20a North Street, Brighton, BN1 1EB

LOCATION

The subject property is located on North Street, south side of the road. North Street is in the heart of Brighton within the Lanes Shopping area.

The immediate area benefits from a variety of restaurants, bars and the Brighton Dome/Royal Pavilion Estate.

Brighton Station is half a mile from the property and regular bus services run along North Street and Queens Road. There is parking at the NCP Theatre Car Park on Church Street which is a two minute walk away.

DESCRIPTION

The available office accomodaton is situated on the first floor and provides high quality open plan office space with a modern kitchen/breakout area.

The space has a generous floor to ceiling height and benefits from LED lighting, raised access floor and energy efficient air conditioning. It also has its own WC and shower facilities.

Externally, is a shared secure bike store.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
First Floor	3,462	321.62

AMENITIES

- Raised floors
- Open plan
- Air conditioning
- LED lighting
- Male and female WCs
- Two passenger lifts
- Suspended ceiling

RENT

£35 per sq. ft.

RATES

The April 2023 Rateable Value is £41,250

VAT

VAT will be chargeable on the terms quoted.

EPC

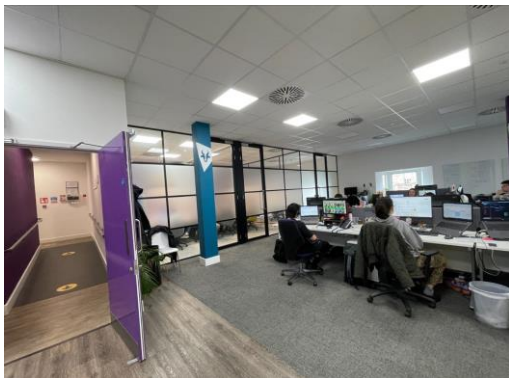
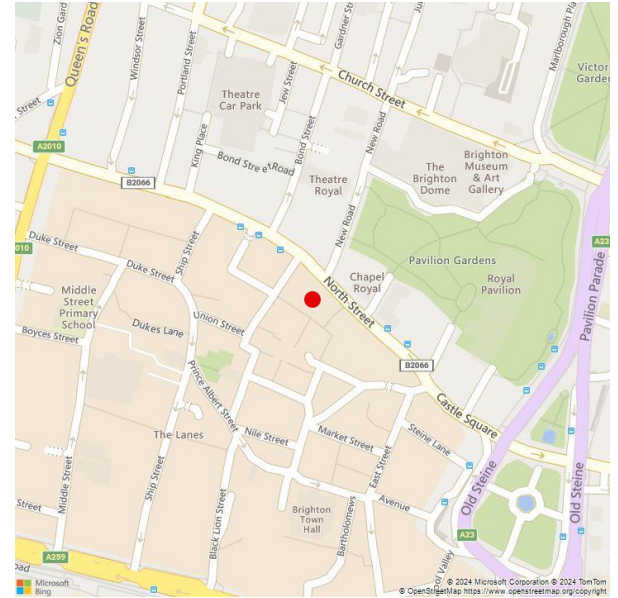
The property has an EPC rating of B.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request.



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

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 fanestation 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 Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316