

# **Description**

The premises forms part of a highly desirable new office building in the centre of Brighton. Briefly comprising ground floor and basement accessed via a staircase on the ground floor. The premises benefits from an impressive fully glazed frontage onto Middle Street. The space is in shell and core condition, ready for an ingoing tenant fit-out.



Train services to London every 15 minutes.



Student population of 32,000



Brighton receives 9.5 m day visitors each year

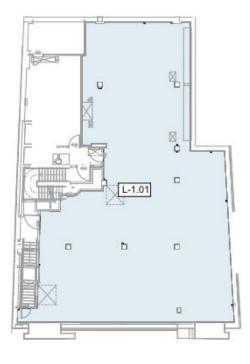
## Location

Middle Street is located within the Lanes, to the south of the City centre. The area has several licensed drinking establishments nearby including the Twisted Lime, Bootlegger, Casablanca Club, The Hop Poles and The Burnt Orange restaurant and bar.

Just off Brighton's seafront and runs parallel with West Street and Ship Street, in the heart of the popular Lanes. It is a 10-minute walk from Brighton mainline Railway Station. Brighton Station provides access to Gatwick in 24 minutes and London Victoria in 56 minutes.

There is a large student population of 32,000 with several large campuses in the area, all with regular transport links into the city.





Ground floor plan - level - L-00

Basement floor plan - level - L-01

### **Late License**

The property also benefits from a late license, which is highly sought-after in Brighton and rarely available on the open market. License details can be found on the Brighton and Hove License register here: <a href="https://doi.org/10.2019/02778/LAPRET">1445/3/2019/02778/LAPRET</a> Brighton & Hove Licensing register (brighton-hove.gov.uk)

#### **Late Night Refreshment**

#### Times:

23:00:00 - 02:00:00 Monday

23:00:00 - 02:00:00 Tuesday

23:00:00 - 02:00:00 Wednesday

23:00:00 - 02:00:00 Thursday

23:00:00 - 03:00:00 Friday

23:00:00 - 03:00:00 Saturday

23:00:00 - 02:00:00 Sunday

## **Accommodation**

	SQ FT	SQ M
Ground floor	1,170	110
Basement	3,444	320
TOTAL	4,614	430

# **Quoting Terms**

#### **TENURE**

A new effective full repairing and insuring lease by way of service charge.

#### **RENT**

POA

**RATES** 

To be assessed.

VAT

VAT will be chargeable on the terms quoted.

**EPC** 

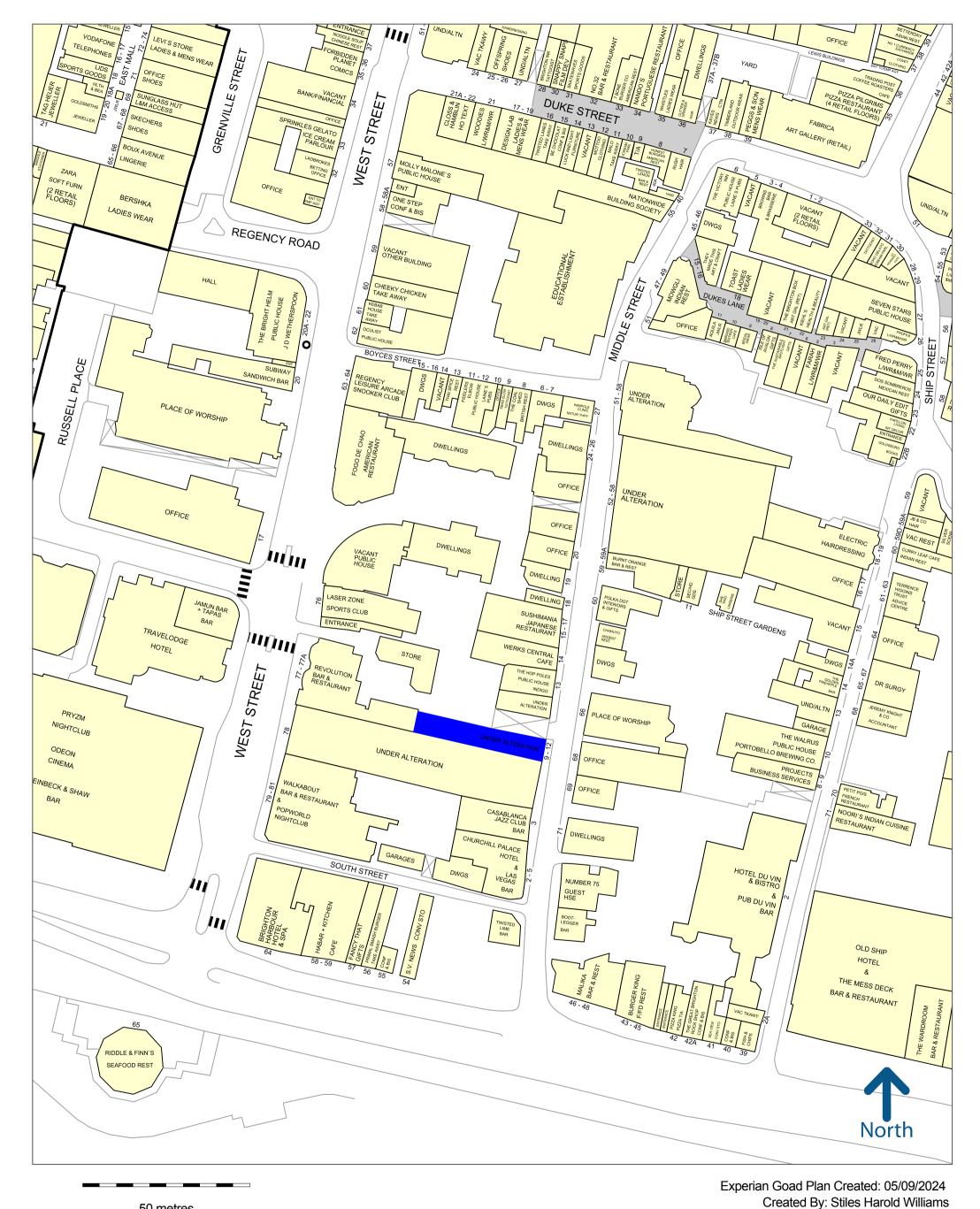
To be assessed.

**LEGAL COSTS** 

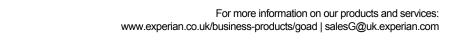
Each party is to be responsible for their own legal fees.







50 metres





### **CONTACT**



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