



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICES – 2,545 - 8,185 SQ FT (236.43 - 760.39 SQ M)

Blenheim House - Lower Ground, 2nd & 4th Floors , Church Street, BRIGHTON, BN1 1UD

DESCRIPTION

The available space is located on the lower ground, second and fourth floors. The suites provide predominately open plan accommodation with several smaller cellular offices. The space on each floor benefits from a kitchen, air conditioning and excellent natural light. The offices are accessed via a reception area and benefit from male & female WCs.

LOCATION

Blenheim House is located within the heart of central Brighton, overlooking Brighton's Royal Pavilion and the Corn Exchange. Brighton's main shopping centre, Churchill Square is located just a 10 minute walk away with Brighton Laines also within close proximity.

The Old Steine, located directly to the East is a busy bus route, with routes across the city connecting here. Brighton mainline station is also within a short distance of the property and there are multiple car parks nearby.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Lower Ground Floor	2,545	236.43
Second Floor	2,810	261.05
Fourth Floor	2,830	262.91
TOTAL	8,185	760.39

AMENITIES / OPPORTUNITY

- Close to Brighton Station
- Suspended ceiling
- LED lighting
- Male and female WCs
- Passenger lift
- Great natural light
- Kitchen/breakout facilities

RENT

Lower Ground: £50,900 per annum
 2nd Floor: £70,250 per annum
 4th Floor: £65,090 per annum

RATES

Rateable value to be reassessed.

VAT

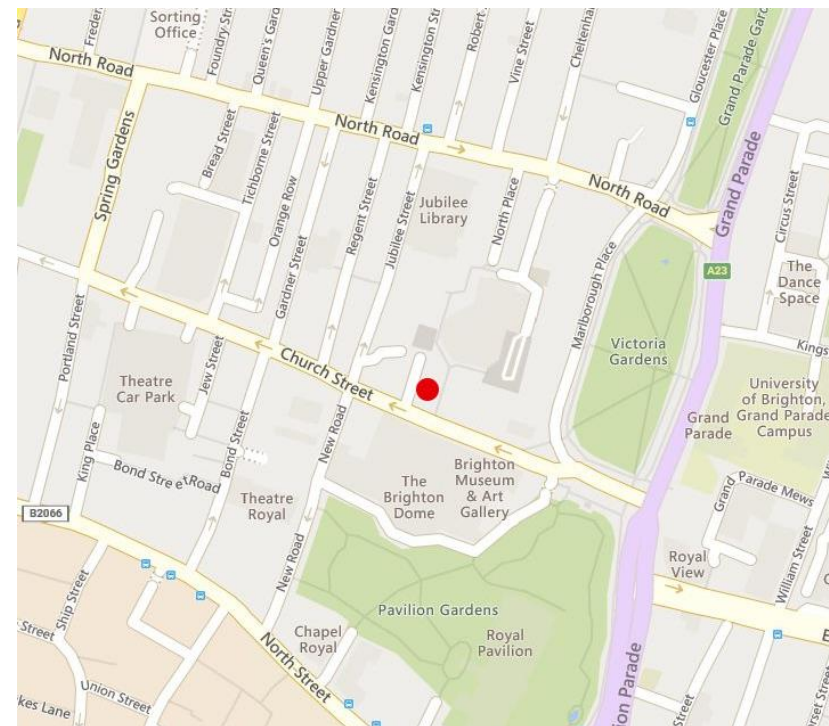
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The floors have EPC ratings as follows:
 Lower Ground: C-55
 2nd Floor: C-57
 4th Floor: C-67



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 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 fanestration 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