

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
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SHW.CO.UK

TO LET

OFFICE – 2,545 SQ FT (236.43 SQ M)

Lower Ground Floor Blenheim House, Church Street, Brighton, BN1 1UD

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 buses 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.

DESCRIPTION

The available space is located on the lower ground floor and provides predominantly open plan accommodation with several smaller cellular offices. The space benefits from a kitchen, gas central heating and excellent natural light. The offices are accessed via a reception area and benefits from male & female WCs.

ACCOMMODATION (IPMS 3)

| | SQ FT | SQ M |
|--------------------|--------------|---------------|
| Lower Ground Floor | 2,545 | 236.43 |
| TOTAL | 2,545 | 236.43 |

AMENITIES

- Newly refurbished
- Close to Brighton Station
- Suspended ceiling with LED lighting
- Male and female WCs
- Passenger Lift
- Kitchen
- Great natural light

RENT

£50,900 per annum exclusive.

TERM

The premises are available by way of a new full repairing and insuring lease.

RATES

Rateable value to be reassessed.

SERVICE CHARGE

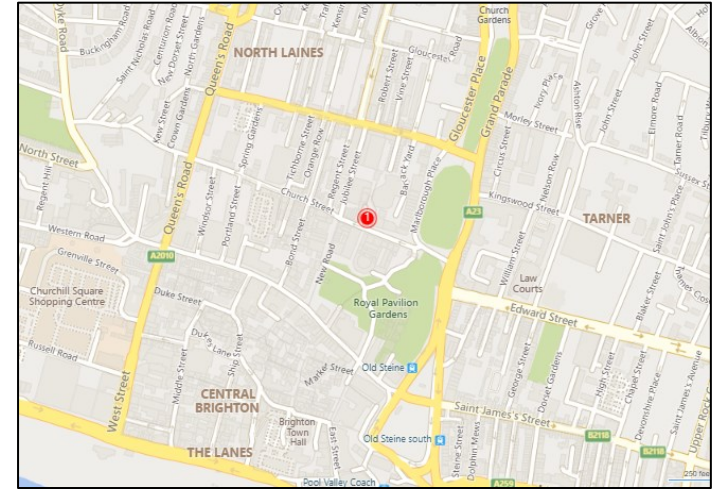
More information available on request.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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