



OFFICE TO LET

## BACK OFFICE, BASEMENT

21 Regency Square, Brighton, BN1 2FH

Office To Let

156 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	156 sq ft
<b>Rent</b>	£500 per month inclusive of water & service charge, exclusive of rates VAT & all other outgoings.
<b>Rates Payable</b>	£810.88 per annum Based on 2023 Valuation. Subject to status small business rate relief could apply at 100%
<b>Rateable Value</b>	£1,625
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees
<b>EPC Rating</b>	EPC exempt - Temporary building (less than 2 years)

## Description

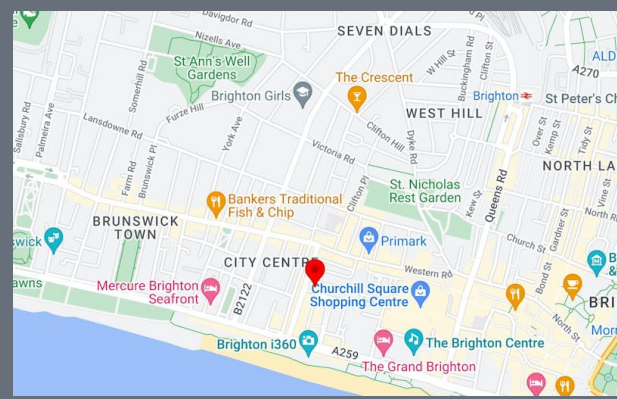
An array of recently refurbished office suites situated within an imposing & well presented building. Several offices face south & benefitting from great coastal views. The refurbishment that has taken place includes decoration of the space & communal areas.

## Location

The property is situated on the corner of Preston Street & Regency Square one of Brighton's famous iconic squares fronting the seafront. The central location provides great access throughout the city of Brighton and Hove. Nearby occupiers include Caffé Nero, KFC & Subway whilst Churchill Square Shopping Centre is also near by.

## Terms

Available by way of a new lease or licence for a minimum term of 12 months at rent of £500 per calendar month inclusive of water & service charge, exclusive of rates VAT & all other outgoings.



## Get in touch

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## Eightfold Property

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