



7A Church Street

Brighton, BN1 1US

**Superb self contained city  
centre offices to let**

**403 sq ft**  
(37.44 sq m)

- Rent £12,000 PAX
- Self contained offices
- Character building
- Desirable North Laine location

# 7A Church Street, Brighton, BN1 1US

## Summary

<b>Available Size</b>	403 sq ft
<b>Rent</b>	£12,000 per annum exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£1,696.60 per annum Subject to the status of the business occupying the premises 100% small business rate relief may be available.
<b>Rateable Value</b>	£3,400
<b>Service Charge</b>	A service charge will be put place in order to cover the shared costs of the building including utilities where required.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs, an unconditional undertaking to be provided prior to release of documentation.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Refurbished office premises arranged over 1st & 2nd floors accessed via their own private entrance from Church Street.

At 1st floor level there are offices at the front & the rear of the property whilst at 2nd floor there is an office facing north overlooking Church Street with Kitchen & shower room at the rear of the property.

## Location

The property is situated within the desirable North Laine, close to Church Street's Junction with Bond Street & Gardener Street. Brighton Station is only a short walk away, whilst the NCP Church Street Car Park is only a minutes walk from the property. Nearby occupiers include Crunch, Gresham Blake, Franca Manca, Chill Pickle, Five Guys & Yo Sushi.

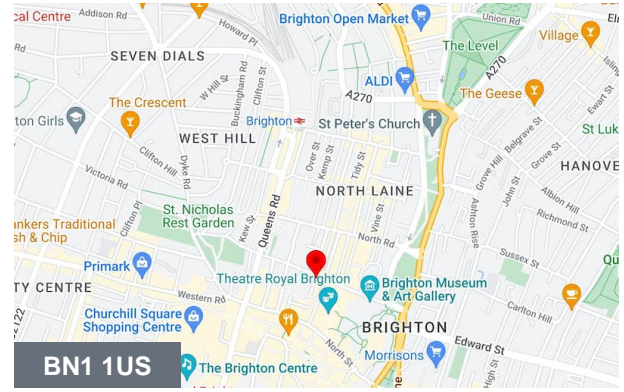
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office Front	166	15.42
1st - Office Rear	97	9.01
2nd - Office Front	99	9.20
2nd - Kitchen/ Shower-room /WC	41	3.81
<b>Total</b>	<b>403</b>	<b>37.44</b>

## Terms

The property is available by way of a new effective full repairing & insuring sub-lease for a term of 5 years with provision for a break at 3 years subject to 6 months notice. The lease will be excluded from the L&T Act 1954. An appropriate rent deposit will be required subject to covenant strength of the tenant.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency









