



OUTSTANDING OFFICES TO LET

2nd Floor

2 Dyke Road, Brighton, BN1 3FE

**GREAT CITY CENTRE
OFFICES WITH
OUTSTANDING VIEWS-
AVAILABLE SEPTEMBER
2023**

894 sq ft
(83.06 sq m)

- £23,500 PAX
- CLOSE TO STATION,
SEAFRONT & CITY CENTRE
- FANTASTIC VIEWS
- KITCHEN FACILITIES
- AVAILABLE SEPTEMBER 2023

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Summary

Available Size	894 sq ft
Rent	£23,500 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£7,859.25 per annum Based on 2023 Valuation
Rateable Value	£15,750
Service Charge	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending December 2023 is £2,762.38. This is subject to change.
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
EPC Rating	C (67)

Description

Fantastic open plan office space with a separate kitchen located on the 2nd floor accessed via a communal staircase.

Location

Situated on the 2nd floor of this imposing building that has aspects overlooking both Dyke Road & Queens Square in central Brighton. The offices provide fantastic access to Churchill Square Shopping Centre, Brighton Station, Brighton Beach, The North Laine & The Lanes all of which are no more than a few minutes walk away. Nearby occupiers include Boots, Nando's, Burger King, Marks & Spencer, Costa, Pret, Leon & Metro Bank.

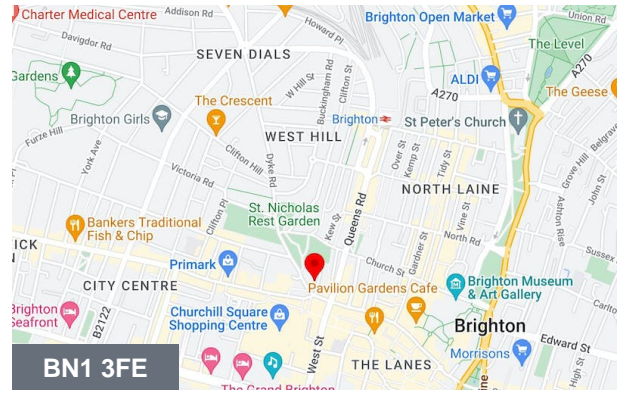
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Floor Office	894	83.06
Total	894	83.06

Terms

Available by way of a new effective full repairing & insuring lease for a lease term of 3 years or longer. The office will be available in September 2023.



Viewing & Further Information



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