



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

# 2nd Floor, 2 Dyke Road, Brighton, BN1 3FE

## Summary

<b>Available Size</b>	894 sq ft
<b>Rent</b>	£23,500.00 per annum exclusive of rates, service charge VAT & all other outgoings
<b>Rates Payable</b>	£7,859.25 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£15,750
<b>Service Charge</b>	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.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	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.

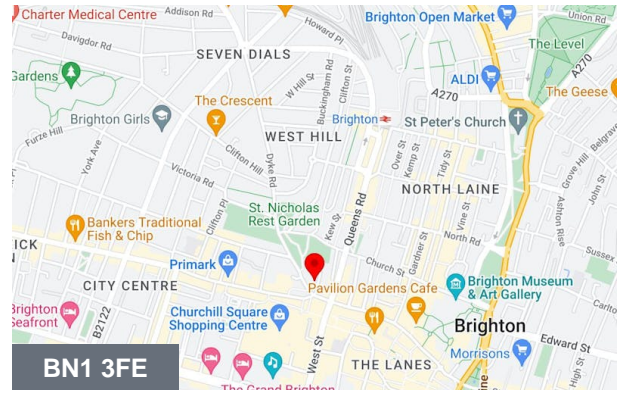
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Floor Office	894	83.06
<b>Total</b>	<b>894</b>	<b>83.06</b>

## 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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### James Hawley

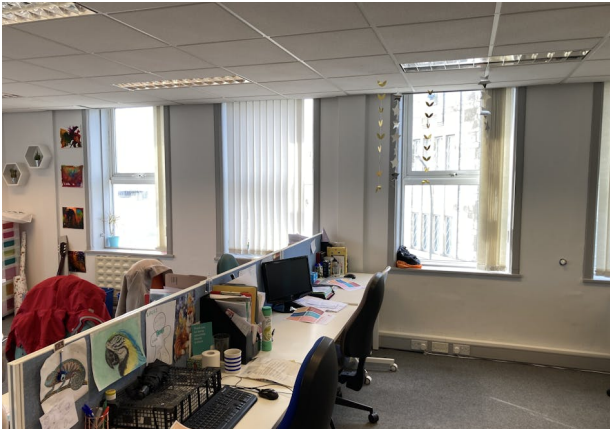
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