





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

GREAT CITY CENTRE OFFICES WITH OUTSATNDING 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 SEPETMBER 2023

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

Summary

Available Size	894 sq ft
Rent	\pounds 23,500.00 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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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owner It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items investigations via a solicitor or qualified property professional before finalising any agreement to purchase or le and database rights 2020. OS 100019885. Generated on 09/05/2024

nd fittings may not have been checked to be in working order. Prospective acquirers should make their own se. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright





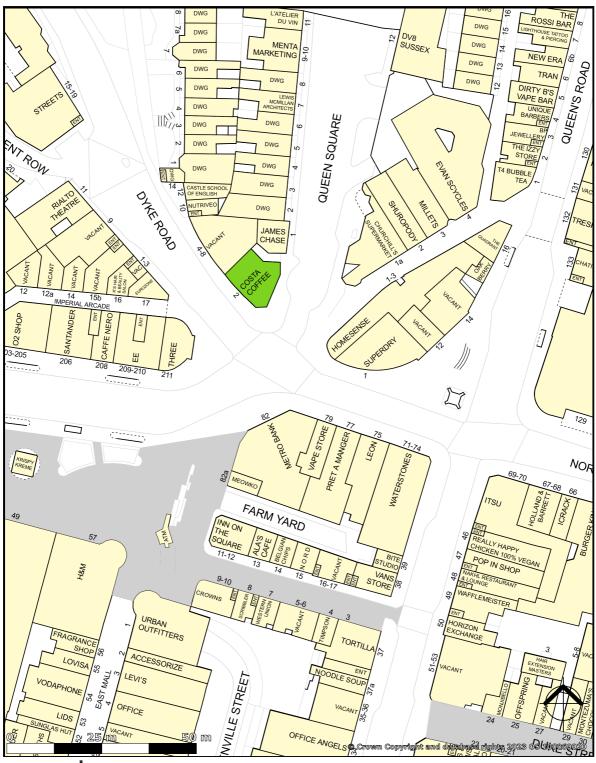












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Plotted Scale - 1:1,000