



21 Regency Square

Brighton, BN1 2FH

AN ARRAY OF GREAT CENTRAL OFFICE SUITES TO LET

123 to 258 sq ft
(11.43 to 23.97 sq m)

- SUPERB LOCATION
- FLEXIBLE TERMS
- AFFORDABLE RENTS
- GREAT STARTER UNITS
- CLOSE TO THE BEACH
- IMPRESSIVE VIEWS

21 Regency Square, Brighton, BN1 2FH

Summary

Available Size	123 to 258 sq ft
Rent	£400 - £900 per month All rents inclusive of service charge, exclusive of rates VAT, Electric, Comms & all other costs
Business Rates	The suites are to be assessed on an individual basis. If taken individually it is expected that the suites will qualify for 100% SBRR
EPC Rating	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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Ground - Suite 3	184	17.09	£550 per month	Let
1st - Suite 5	185	17.19	-	Let
1st - Suite 6	135	12.54	£500 per month	Available
2nd - Suite 7	178	16.54	-	Let
2nd - Suite 8	144	13.38	£450 per month	Let
3rd - Suite 9	118	10.96	£400 per month	Let
3rd - Suite 10	123	11.43	£400 per month	Available
Total	1,067	99.13		

Terms

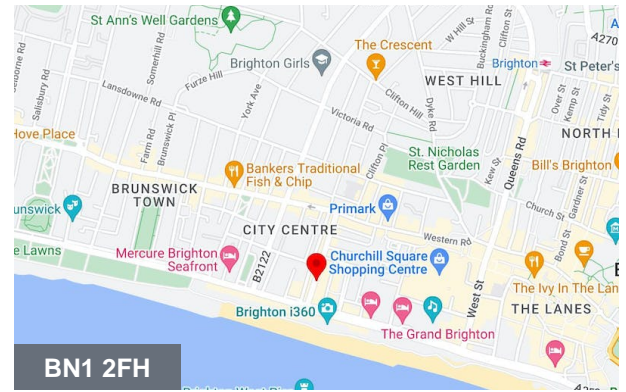
Available by way of new internal repairing & insuring leases inclusive of service charge, exclusive of rates VAT & all other outgoings up to a term of 2 years on a lease outside the landlord & tenant act 1954.

VAT

We understand the building is not elected for VAT at this moment in time, however all rents are quoted exclusive of VAT.

Legal costs

Incoming tenant to make a contribution of £500 plus VAT towards the landlords legal costs.



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







21 Regency Square, Brighton, BN1

