



## 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

<b>Available Size</b>	123 to 258 sq ft
<b>Rent</b>	£400.00 - £900.00 per month All rents inclusive of service charge, exclusive of rates VAT, Electric, Comms & all other costs
<b>Business Rates</b>	The suites are to be assessed on an individual basis. If taken individually it is expected that the suites will qualify for 100% SBRR
<b>EPC Rating</b>	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 /month	Let
1st - Suite 5	185	17.19	-	Let
1st - Suite 6	135	12.54	£500 /month	Available
2nd - Suite 7	178	16.54	-	Let
2nd - Suite 8	144	13.38	£450 /month	Let
3rd - Suite 9	118	10.96	£400 /month	Let
3rd - Suite 10	123	11.43	£400 /month	Available
<b>Total</b>	<b>1,067</b>	<b>99.13</b>		

## Terms

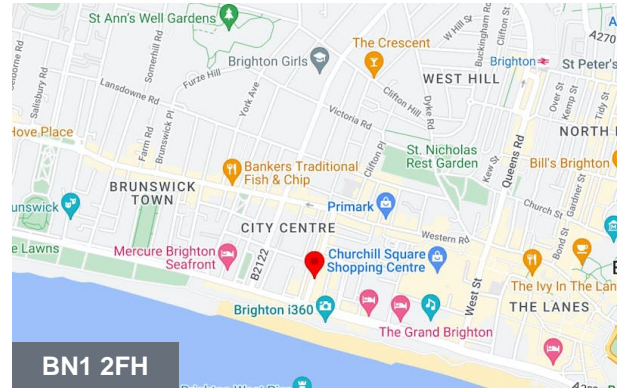
Available by way of new internal repairing & insuring leases inclusive of service charge, exclusive of rates VAT & all other outgoings up to a term of 2 years on a lease outside the landlord & tenant act 1954.

## 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



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### James Hawley

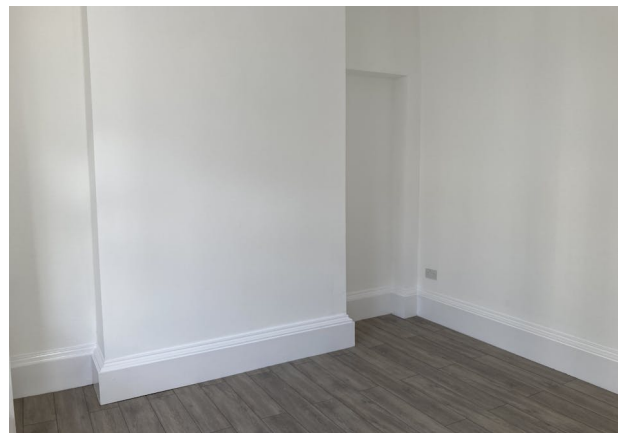
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