



OFFICE TO LET

ROOM 10

21 Regency Square, Brighton, BN1 2FH

City centre office to let on flexible terms

123 SQ FT

Eightfold
property

Tel:01273 672 999

Website:www.eightfold.agency

Summary

Available Size	123 sq ft
Rent	£400.00 per month inclusive of water & service charge, exclusive of rates VAT & all other outgoing.
Business Rates	To be assessed, however if taken alone anticipated will benefit from 100% small business rate relief.
EPC Rating	EPC exempt - Serviced Office – subject to legal review

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.

Terms

Available by way of new internal repairing & insuring leases inclusive of service charge, exclusive of rates VAT & all other outgoing up to a term of 2 years on a lease outside the landlord & tenant act 1954 with rents ranging from £400 pcm.

Business Rates

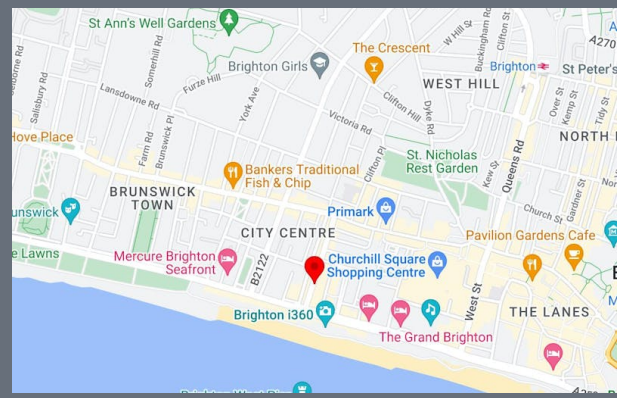
Rateable Value £2,650 (combined with suite 9)
ubr APR 2020/2021 49.9p

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.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Jack Bree

01273 672999
jack@eightfold.agency

Eightfold Property

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