



## 4th Floor Offices

2 Bartholomews, Brighton, BN1 1HG

## Modern City Centre Offices To Let

**3,212 sq ft**  
(298.40 sq m)

- £83,750 PAX
- Refurbished Reception
- Air conditioning
- 2 Passenger lifts
- Great location

# 4th Floor Offices, 2 Bartholomews, Brighton, BN1 1HG

## Summary

<b>Available Size</b>	3,212 sq ft
<b>Rent</b>	£83,750 per annum exclusive of rates, service charge VAT & all other outgoings
<b>Rates Payable</b>	£24,825.25 per annum
<b>Rateable Value</b>	£49,750
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of the costs of the building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

An impressive office space situated on the 4th floor of this imposing 5 storey building that can be accessed via stairs or lift via the recently refurbished reception area.

The space is predominately open plan with a split level & also has several rooms at either end that have been created for use as either meeting rooms or more private office space.

Features within the space include Air Conditioning, Central Heating, Kitchenette, Raised Floors, Views of The Lanes, Catt II lighting & Carpets.

## Location

Situated on the 4th floor above The East Street Arcade in Brighton's Lanes area. A superb location that provides great access to the city centre with the Seafront, Lanes, North Laine, Churchill Square, Shopping Centre & Brighton Station all a short walk away. Nearby occupiers include Molton Brown, Space NK, All Saints, Hugo Boss, Giggling Squid, Dishoom & The Breakfast Club

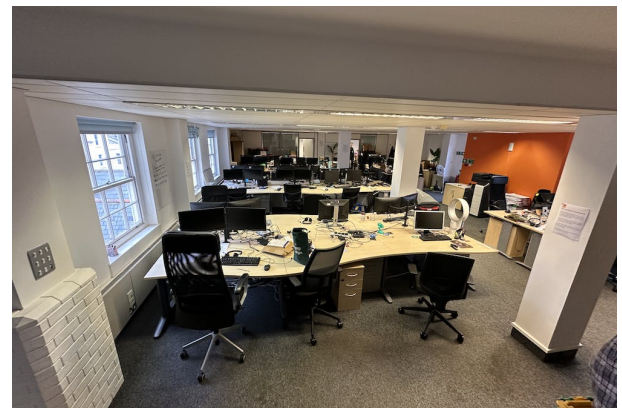
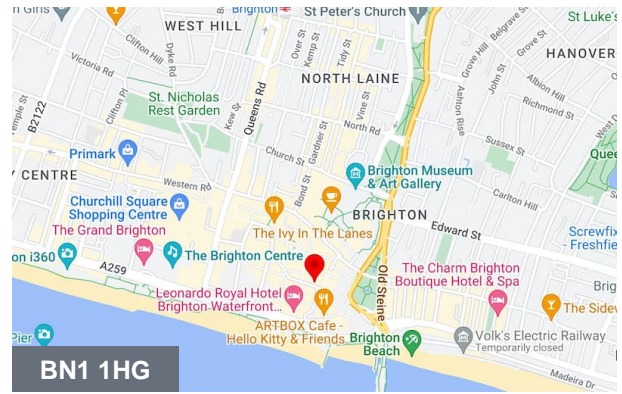
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
4th - 4th Floor Office Space	3,212	298.40
<b>Total</b>	<b>3,212</b>	<b>298.40</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed.



## Viewing & Further Information



**Max Pollock**

01273 109104 | 07764 794936

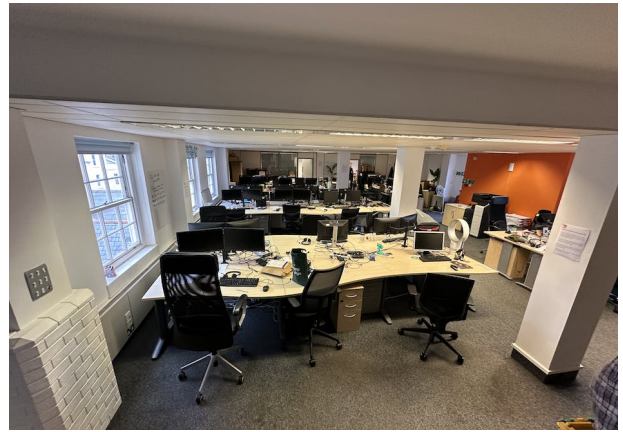
max@eightfold.agency

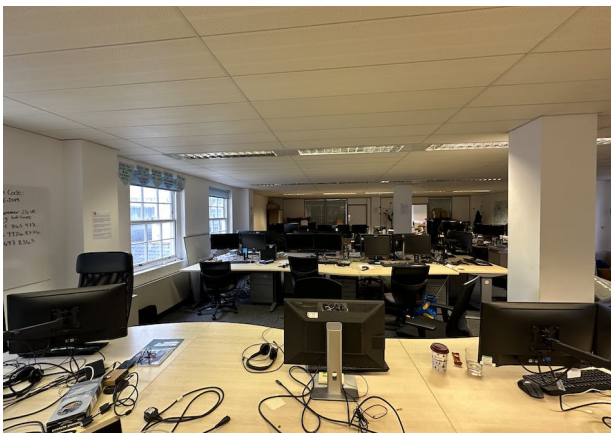
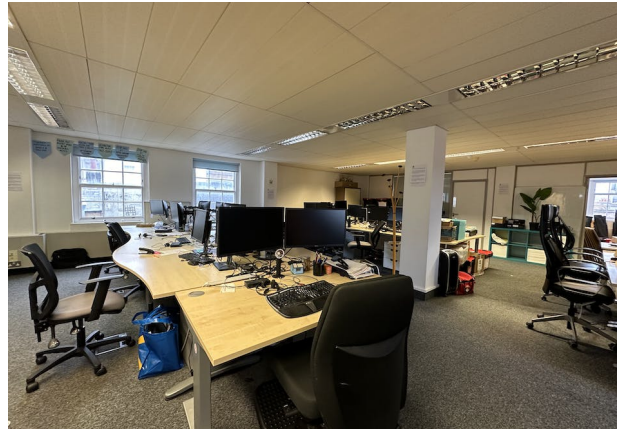


**Jack Bree**

01273 109121

jack@eightfold.agency





4th floor, 2 Bartholomews, Brighton, BN1



© Crown Copyright and database rights 2023 OS 100060020