



OFFICE TO LET

4TH FLOOR OFFICES

2 Bartholomews, Brighton, BN1 1HG

Modern City Centre Offices To Let

3,221 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	3,221 sq ft
Rent	£80,300 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£24,825.25 per annum
Rateable Value	£49,750
Service Charge	A service charge will be payable based on a fair proportion of the costs of the building.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
3rd - 3rd Floor	3,221	299.24
Total	3,221	299.24

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

Terms

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



Get in touch

Max Pollock

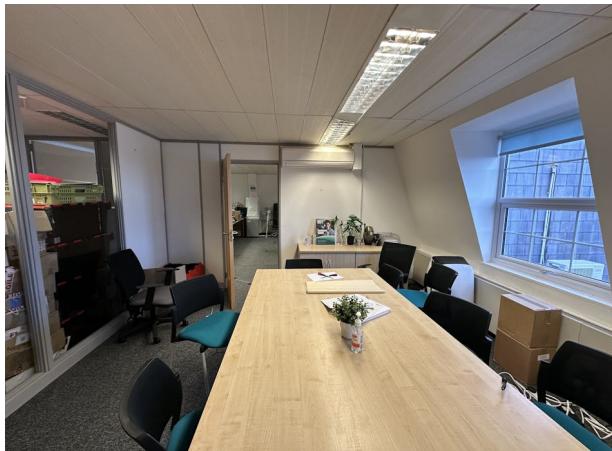
01273 672999 | 07764 794936
max@eightfold.agency

Jack Bree

01273 672999
jack@eightfold.agency

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/04/2025



4th floor, 2 Bartholomews, Brighton, BN1

