



12-14 Gloucester Street

Brighton, BN1 4EW

SUPERB OFFICES TO LET IN BRIGHTON'S NORTH LAINE

727 to 1,720 sq ft
(67.54 to 159.79 sq m)

- AVAILABLE TOGETHER OR 2 AS SEPERATE UNITS
- GREAT CENTRAL LOCATION
- AIR CONDITIONING
- GAS CENTRAL HEATING

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Summary

Available Size	727 to 1,720 sq ft
Rent	£19,500 - £42,000 per annum per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£14,346.25 per annum Based on 2023 valuation. The above figure is the combined for both units which are currently assessed as follows:12 £11,00 14 £18,750
Rateable Value	£29,750
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs. An undertaking to be provided via solicitors prior to release of documents.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Two superb ground floor office spaces to let with their own Kitchen & WC Facilities. The office benefits from air conditioning, central heating, LED light panels & wood effect flooring. Available as one large unit, or 2 separate units.

Location

The property is situated on the northern side of Gloucester Street, in the eclectic & funky North Laine area of Brighton where other occupiers include The North Laine Brewhouse & Flour Pot Bakery. Gloucester Street runs from Sydney Street to Gloucester Place & is only a few minutes walk away from Brighton Station where regular train services run along the coast & to London Victoria & London Bridge.

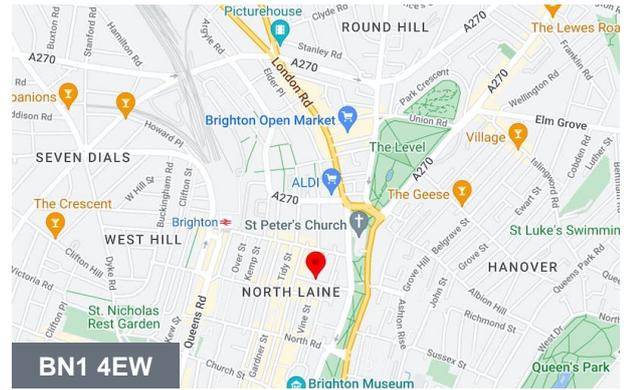
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - 12	727	67.54	£19,500 per annum	Available
Ground - 14	993	92.25	£22,500 per annum	Available
Total	1,720	159.79		

Terms

Available by way of effective fully repair and insurance lease for a minimum terms of 3 years.



Viewing & Further Information



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