



INDUSTRIAL / OFFICE / RESTAURANT / CAFE TO LET

UNITS 1-4, 1ST FLOOR & 2ND FLOORS

St Peter's Yard, St Peter's Street, Brighton, BN1 4GR

Funky Container Style Offices/Workshop/Leisure
TO LET on a 1-year Licence Agreement

140 TO 809 SQ FT

Eightfold
property

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

Summary

Available Size	140 to 809 sq ft
Rent	£450 - £2,665 per month inclusive of service charge & utilities exclusive of rates, VAT & all other outgoings.
Business Rates	To be assessed however anticipated that the units should qualify for 100% small business rate relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Unit 1	142	13.19	£474 /month	Available
1st - Unit 2	140	13.01	£467 /month	Available
1st - Unit 3	135	12.54	£450 /month	Available
2nd - unit 4	392	36.42	£1,274 /month	Available
Total	809	75.16		

Description

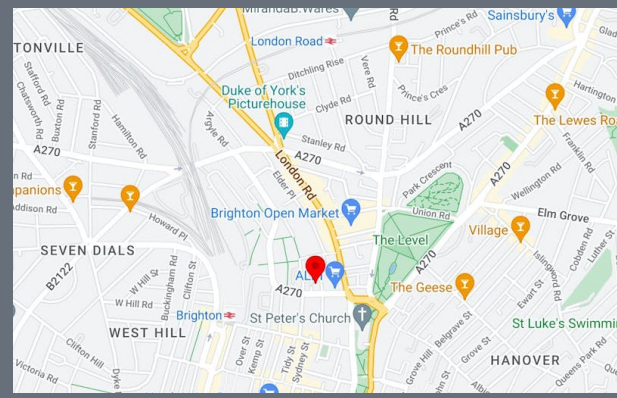
Accessed via a timber staircase to a decked outside space that leads to stacked shipping containers arranged over 1st & 2nd floor levels that have been fitted to provide office space.

Location

The units are located in St Peter's Yard on St Peter's Street on the periphery of Brighton's North Laine to the west of London Road. Brighton Station is only a few minutes walk away whilst nearby occupiers include Sainsbury's, Nando's, Specsavers, Moksha, Meat & Liquor & Unbarred Brewery.

Terms

Available by way of a licence agreement for a term of 1 year less 1 day on an internal repairing basis.



Get in touch

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