



SHW

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TO LET

OFFICE – 4,760 SQ FT (442.21 SQ M)

47-48 Old Steine, Brighton, East Sussex, BN1 1NW

LOCATION

The building is located on the northern end of the Old Steine, an established business location in the heart of Brighton City centre a few moments away from The Lanes.

There are many bus routes available on the Old Steine with multiple car parks a short distance away. Brighton Railway Station is within a 15 minutes walk to the North West (London-Victoria 49 minutes best time).

DESCRIPTION

The property is an attractive Grade II listed building overlooking the Old Steine. The available accommodation comprises the entire building over 5 floors providing self contained office accommodation with a dedicated entrance and 5 car parking spaces to the front.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Offices	3,968	368.63
Ancillary and Stores	792	73.58
TOTAL	4,760	442.21

AMENITIES

- Self contained entrance
- Kitchen area
- 5 car parking spaces
- Lift
- Suspended ceiling in part
- Carpeted in part
- WC facilities

RENT

£18.00 per sq ft. – Offices

£5.00 per sq. ft – Ancillary and Stores

RATES

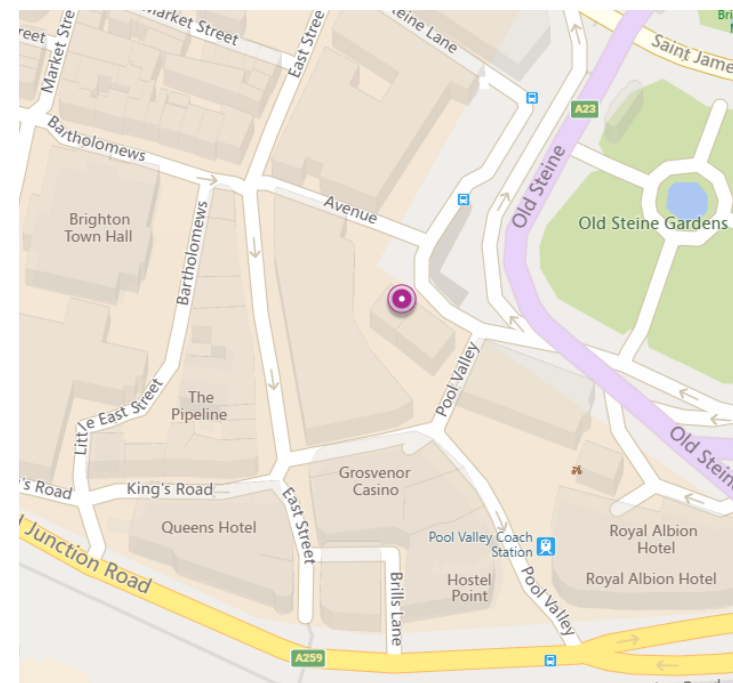
The current 2023 Rateable Value of the property is £59,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

**VIEWINGS – 01273 876 200**

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