



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 847-6,990 SQ FT (78.69-649.38 SQ M)

**Part 1st, Ground, 3rd & 5th Floors, Olivier House, 18, Marine Parade, Brighton, East Sussex,
BN2 1TL**

LOCATION

Olivier House is located on the corner of Marine Parade and Madeira Place and overlooks the seafront and new Soho House development. Marine Parade is the A259 coast road leading to central Brighton and on to Worthing to the west and to the marina and along to Eastbourne in the east.

The property is located east of the Old Steine A23 which provides access to the M23 linking to Gatwick to the north. Brighton railway station is approximately 15 minutes' walk.

DESCRIPTION

The available space is on the first, third and fifth floors and benefits from a kitchen / break out space on the ground floor which is accessed via an internal staircase. The first, third and fifth floors are predominantly open plan with some partitioned offices/meeting rooms. There is scope for the spaces to be let individually.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Part First Floor	4,547	422.42
Part Ground Floor	711	66.05
Third Floor	847	78.69
Fifth Floor	885	82.22
TOTAL	6,990	649.38

AMENITIES

- Open exposed services
- LED Lighting
- Floor boxes
- Open-plan
- Spot and recessed lighting
- Concierge
- Sea views
- Male and female WC facilities
- Private WCs (ground, first and fifth floors)
- Internal lift (first floor)
- Meeting rooms (ground and first floors)
- Kitchen (first floor)
- Kitchenette (third floor)
- Shower (first floor)
- Glazed-partition meeting rooms (ground and first floors)
- Other uses considered for third and fifth floors: yoga, studio, training centre etc.

LEASE TERM

New full repairing and insuring leases by way of a service charge for a term to be agreed at the below commencing rentals, subject to rent reviews at appropriate intervals.

RENT

Part first & ground floors: £25.00 per sq ft exclusive.
Third & fifth floors: £22.50 per sq ft exclusive.

BUSINESS RATES

We understand the current Rateable Values are:

Part 1st and ground: £85,000 (April 2023)

Third floor: £20,750

Fifth floor: £20,500

SERVICE CHARGE

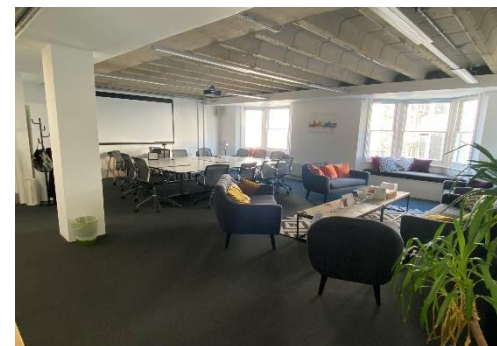
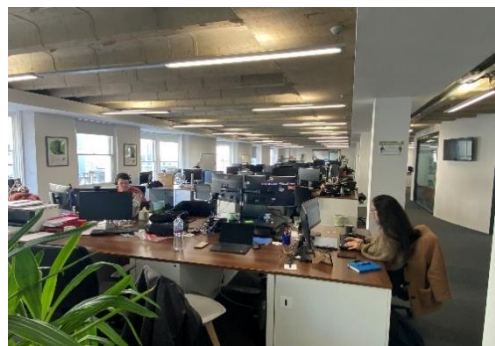
More information available on request.

LEGAL COSTS

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

EPC

Upon enquiry.



VIEWINGS – 01273 876 200

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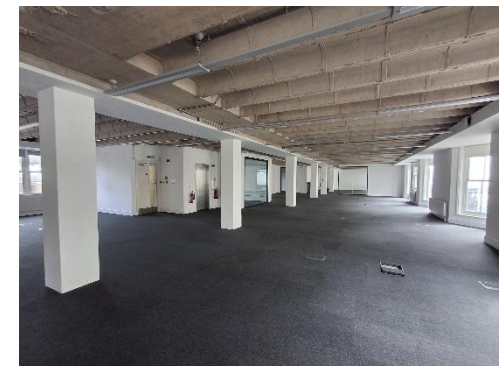
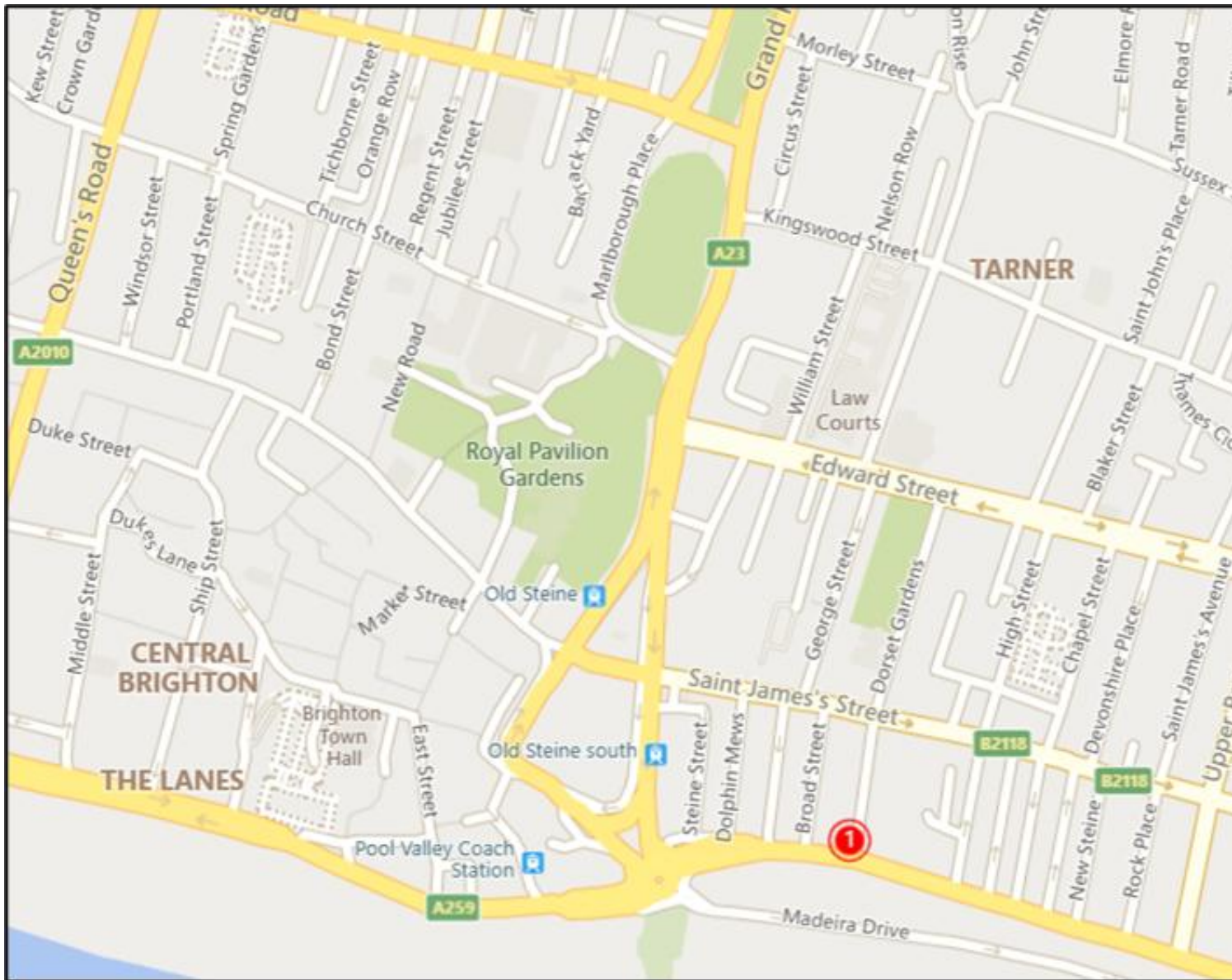


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