GRAVES SON & PILCHER

To Let

City Centre Offices To Let on Flexible Agreements

21 Regency Square
Brighton, BN1 2FH

Office

TO LET

115 to 134 sq ft

(10.68 to 12.45 sq m)

- Affordable rents on flexible licence agreement, 12 months minimum
- Communal WC / shower room
- Situated in the heart of the city centre on the corner of Preston Street and Regency Square
- Various offices benefit from sea views
- Exterior refurbishment works underway
- Available for quick occupation if required

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Summary

Available Size	115 to 134 sq ft
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A great opportunity for new and established businesses to be based in the heart of Brighton & Hove city centre, adjacent to the popular seafront promenade. The offices benefit from a wooden laminate effect floor, a central ceiling light, various power points and a wall mounted electric heater. Some of the office suites are also West facing with costal views.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Rent
2nd	Office 8	134	12.45	£500 /month
3rd	Office 9	125	11.61	£450 /month
3rd	Office 10	115	10.68	£400 /month
Total		**374**	**34.74**	

Location

The property occupies a prominent position on the corner of Preston Street and Regency Square in the heart of Brighton & Hove, which links directly to the popular seafront parade. Nearby occupiers include The Grand and Hilton Metropole Hotels, Waitrose, Sainsbury's Local, Caffe Nero, Betfred, and Superdrug. There are also many other quirky independent offices, retailers, cafes, and restaurants nearby.

Agents Notes

Rent to include water, the communal service charge and decoration of the offices externally.

Please note that tenants will pay for their own electricity costs for the offices internally and business rates should they apply. Tenants should be exempt from business rates by way of small business rates relief, subject to tenants' status.

VAT

We understand that the building is not currently elected for VAT.

Tenure

The offices are available by way of a flexible licence agreement for a minimum term of 12 months, outside the Landlord & Tenant Act 1954.

References / Deposit

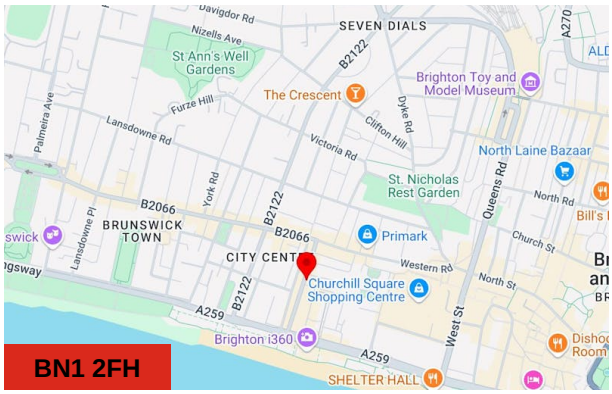
Please note that references and a deposit will be required, further information available upon request.

Legal Fees

Each party to pay their own legal fees if incurred, unless otherwise agreed.

EPC

TBC



Viewing & Further Information

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