



**Open Plan Office
For Sale/To Let**

26a St Martins Place
Brighton, BN2 3LE

Office

TO LET / FOR SALE

1,469 sq ft
(136.47 sq m)

- Spacious ground floor office
- Would suit a variety of business occupiers
- Self contained access
- Three outside courtyards

26a St Martins Place, Brighton, BN2 3LE

Summary

Available Size	1,469 sq ft
Rent	£22,000 per annum
Price	£280,000
Rateable Value	£30,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)

Description

A chance to occupy a spacious ground floor office premises which would suit a variety of business occupiers. The accommodation is configured as an open plan floor plate with self-contained access, LED lighting, kitchen, w/c facility with shower, laminate wood effect flooring and three outside courtyards.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Office	1,469	136.47
Total	1,469	136.47

Location

Situated just off Lewes Road, Brighton, an established commercial location and one of the main commercial thoroughfares of the city which experiences good footfall and traffic flow throughout the day. St Martins Place also benefits from the surrounding residential area with student accommodation.

Terms

Offers are invited in the region of £280,000 for the long leasehold interest dated from December 2015 for 125 years.

Alternatively, the office is available on a new sub-lease, for a term to be agreed at a commencing rental of £22,000 per annum exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Service Charge

A service charge will be payable, contributing towards the upkeep of the building. Further information available on request.

Use

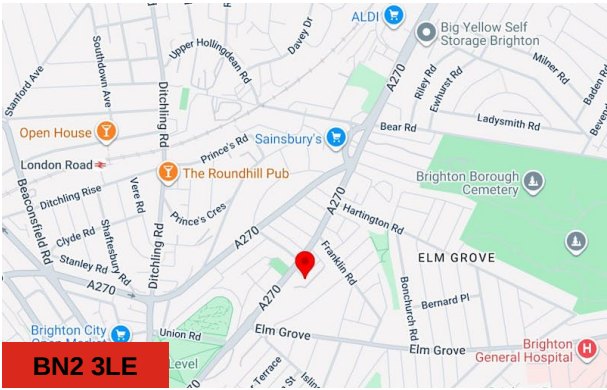
The accommodation benefits from B1 office use under the original head lease.

Planning

Planning has been granted for change of use of the ground floor from commercial, business and service (E) to residential (C3) to form 1no bedroom flat and 1no two bedroom flat. Application No: BH2023/03280

VAT

The property may be elected for VAT and therefore VAT may be charged on the terms quoted.



Viewing & Further Information



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