GRAVES SON & PILCHER

To Let

Established Office Location

Vantage Point

New England Street, Brighton, BN1 4GW

Office

TO LET

25 to 200 sq m

(269.10 to 2,152.78 sq ft)

- 24hr access
- Kitchen facilities on each floor
- Separate male / female WC facilities on each floor
- 2 lifts
- Intercom system
- Flexible lease terms

Vantage Point, New England Street, Brighton, BN1 4GW

Summary

Available Size	25 to 200 sq m
Rent	£575 - £4,400 per month Rent includes water, electricity and heating. VAT may be payable on the terms quoted.
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Open Plan office suites available on flexible lease terms from a minimum of 6 months within this landmark building.

* 24hr access * 2 x lifts * communal staircase * separate male / female wc facilities on each floor with shower * kitchen facility on each floor * fully carpeted throughout * perimeter trunking * intercom system * suspended ceiling with recessed lighting * pay & display parking located on site *

Accommodation

The accommodation comprises the following areas:

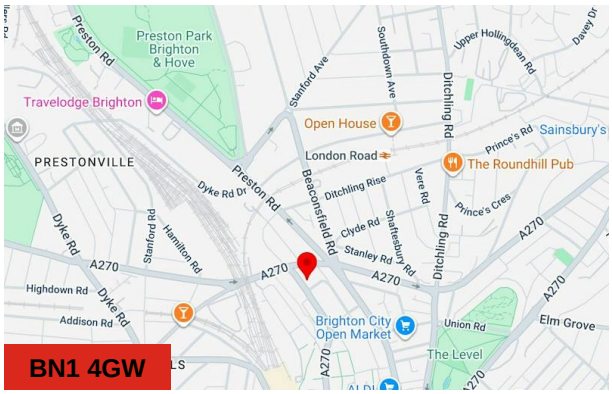
Name	sq ft	sq m	Rent
Unit - 203	269.10	25	£575 /month
Unit - 215	269.10	25	£600 /month
Unit - 309-311	807.29	75	£1,500 /month
Unit - 610	269.10	25	£575 /month
Unit - 7th Floor Units 9-16	2,152.78	200	£4,400 /month
Unit - 701	269.10	25	£600 /month
Total	**4,036.47**	**375**	

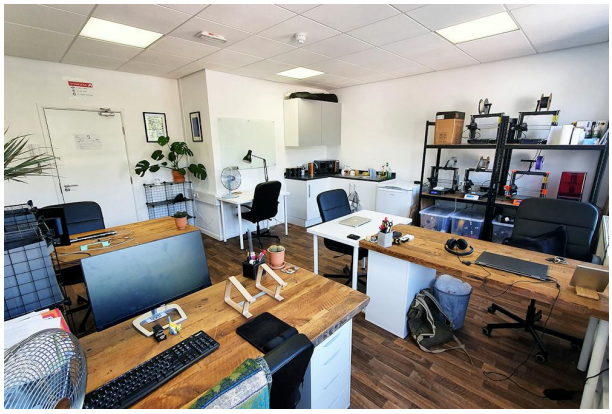
Location

Situated on the corner of New England Street and New England Road and close by to a number of multiple independent and national retail, office and industrial occupiers such as Tildens Solicitors, Fitness Hub, Lloyds Bank, Hare & Hounds Public House and Brewers. Easy access is provided by the A23 south into central Brighton or north to Gatwick and London. Brighton station is a 5 minute walk away as well as Jurys Inn.

Terms

A new lease is available on flexible terms for a minimum of 6 months. Commencing inclusive rental from £575 to £4400 per calendar month, per office suite. Rent includes water, electricity and heating. The building may be elected for VAT and therefore VAT may be payable on the terms quoted.





Viewing & Further Information

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