GRAVES SON & PILCHER

To Let



Well presented office accommodation in Brighton City Centre

Edge House

42 Bond Street, Brighton, BN1 1RD

Office

TO LET

2,427 sq ft

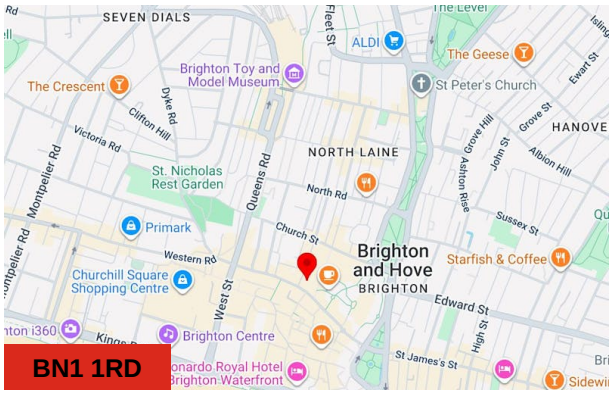
(225.48 sq m)

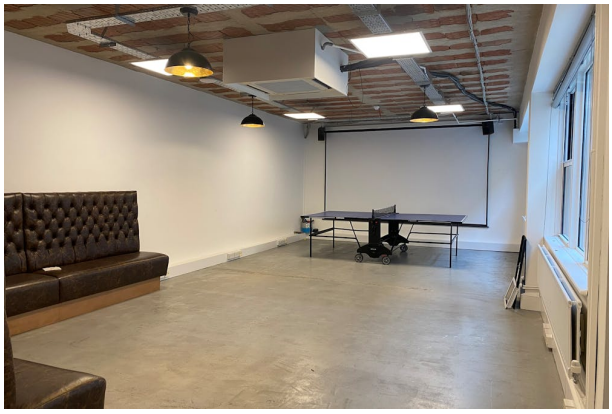
- Air conditioning
- Exposed services
- Perimeter trunking
- Kitchen
- Large breakout area
- Glazed partition meeting room
- Courtyard area

Edge House, 42 Bond Street, Brighton, BN1 1RD

Summary

Available Size	2,427 sq ft
Rent	£67,000 per annum
Rateable Value	£33,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B







Description

The accommodation comprises an attractive two-storey contemporary office space, suitable for a range of Class E uses. Designed in a distinctive U-shape, the building wraps around a central paved courtyard, allowing natural light to flood into all areas. The layout features open-plan offices with a glass-partitioned meeting room on the lower ground floor. The courtyard is directly accessible from this level, providing an ideal space for informal meetings or relaxation. The ground floor includes a modern kitchen equipped with a dishwasher.

The interiors have an industrial contemporary feel, with micro-cement flooring, exposed ceilings, and a combination of LED and pendant lighting.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,281	119.01
Lower Ground Floor	1,146	106.47
Total	**2,427**	**225.48**

Location

The offices are in a prime location on Bond Street, moments from North Street. Bond Street is in the heart of the vibrant North Laine area, benefitting from numerous amenities close by including, cafes, independent retailers, and regular bus services. Brighton Station is half a mile away and NCP Theatre Car Park is nearby.

Terms

A new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £67,000 per annum, exclusive and subject to rent reviews at appropriate intervals. Each party is responsible for their own legal fees.

Service charge

A service charge is payable - information on request

Viewing & Further Information



Erin Mann
01273 321 123
em@gsp.uk.com

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