



Serviced Offices close to Brighton Station

York & Elder Works

50 New England Street, Brighton, BN1 4AW

Office

TO LET

292 to 1,268 sq ft

(27.13 to 117.80 sq m)

- 5 minutes from Brighton Station
- Free meeting rooms & phone booths
- Fully furnished and fully serviced
- Bike storage, showers & pet friendly
- Flexible lease terms

York & Elder Works, 50 New England Street, Brighton, BN1 4AW

Summary

Available Size	292 to 1,268 sq ft
Rent	£3,780 - £14,720 per month
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

All offices come fully furnished and all inclusive (business rates, wifi, cleaning etc). Free generous meeting room credit is included with every office. All offices are external with natural light. Key features: dogs on demand, Friday drinks trolley, weekly socials, no hidden fees.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent	Availability
UG5 (36 desks)	1,268	117.80	£14,720 /month	Available
MG2 (28 desks)	845	78.50	£12,320 /month	Available
MG23 (20 desks)	647	60.11	£8,800 /month	Available
MG19 (16 desks)	538	49.98	£7,360 /month	Coming Soon
UG6 (16 desks)	531	49.33	£7,680 /month	Available
MG1 (15 desks)	498	46.27	£6,300 /month	Available
MG6 (14 desks)	433	40.23	£6,440 /month	Available
MG7 (13 desks)	467	43.39	£6,240 /month	Available
MG11 (13 desks)	352	32.70	£5,070 /month	Available
UG9 (13 desks)	429	39.86	£5,980 /month	Coming Soon
MG20 (10 desks)	388	36.05	£4,600 /month	Coming Soon
MG13 (9 desks)	292	27.13	£3,780 /month	Available
Total	6,688	621.35		

Location

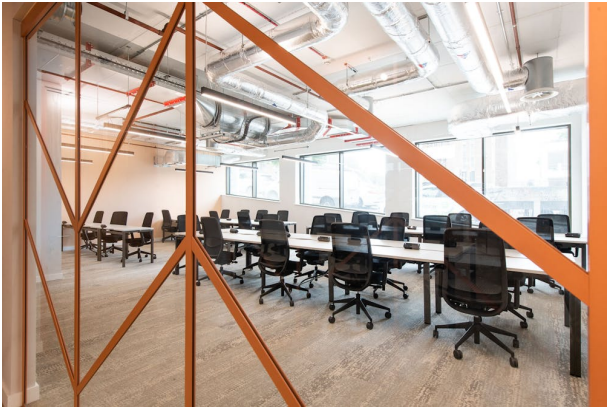
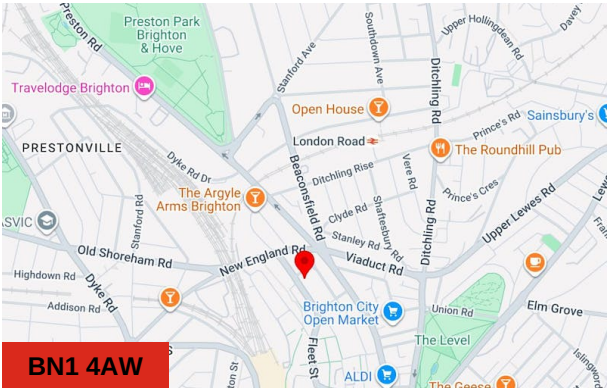
Located in the heart of an exciting new £80M development 200 meters from Brighton railway station - 70 minutes from Central London. Within 10 minutes walk to North Laine. Car access is also convenient with easy access to A23 south into central Brighton or north to Gatwick & London.

Terms

New lease available on flexible terms for a minimum of 12 months. From £390 per desk per calendar month exclusive.

This is what Runway East say:

"Standard pricing for private offices is based on a 12-month term. We offer lots of flexible options on longer terms, too.
All options come fully furnished with desks and chairs and fully serviced; all broadband, utilities, printing, tea, (decent) coffee, water etc are included in your price. The only additional fees would be if you requested that we customised your office with breakout furniture, branding etc, or if you went over the very generous meeting room coins. What are the membership criteria? Any business can join, but we do make sure that they're aligned with the casual and relaxed atmosphere of our sites. Very formal, quiet businesses may not find us best suited to their needs!"



Viewing & Further Information



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