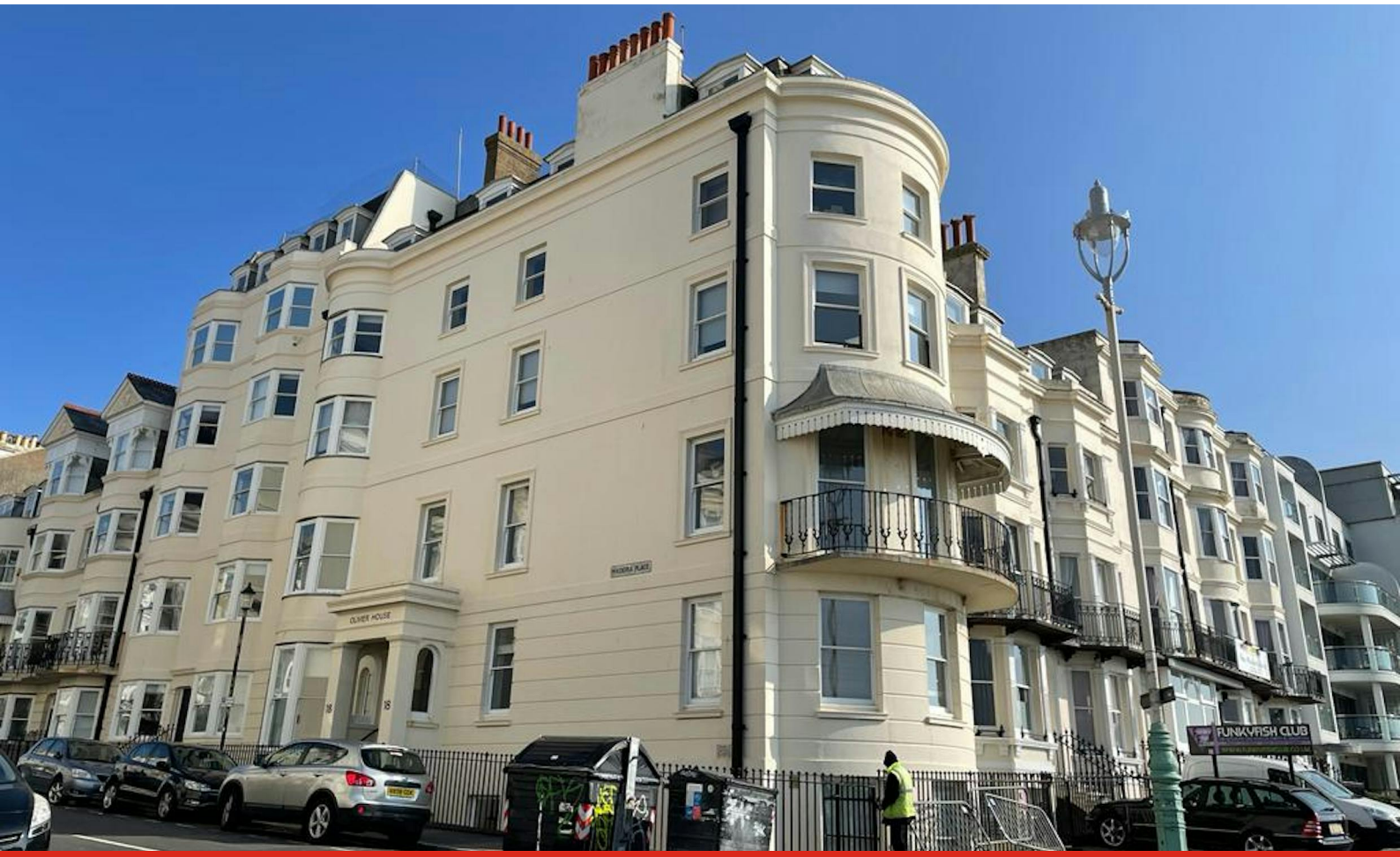
GRAVES SON & PILCHER

To Let



Modern Offices with Regency Facade in Central Brighton

Part 1st and Ground Floor, Olivier House

18 Marine Parade, Brighton, BN2 1TL

Office

TO LET

5,258 sq ft

(488.48 sq m)

- Exposed services
- LED lighting
- Floor boxes
- Kitchen breakout area
- Glazed partition meeting rooms
- Self contained WC's and shower
- Passenger lift

Part 1st and Ground Floor, Olivier House, 18 Marine Parade, Brighton, BN2 1TL

Summary

Available Size	5,258 sq ft
Rent	£22.50 per sq ft exclusive
Rateable Value	£113,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The available space is on the first floor and benefits from a kitchen / break out space on the ground floor which is accessed via an internal staircase.

The first floor is predominantly open plan with some partitioned offices/meeting rooms.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Part First Floor	4,547	422.43
Part Ground Floor	711	66.05
Total	**5,258**	**488.48**

Location

Olivier House is located on the corner of Marine Parade and Madeira Place. Marine Parade is the A259 coast road leading to central Brighton and on to Worthing to the west and to the marina and along to Eastbourne in the east.

The property is located east of the Old Steine A23 which provides access to the M23 linking to Gatwick to the north. Brighton railway station is approximately 15 minutes' walk.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed. Rent £22.50 per ft^2 exclusive.

Service Charge

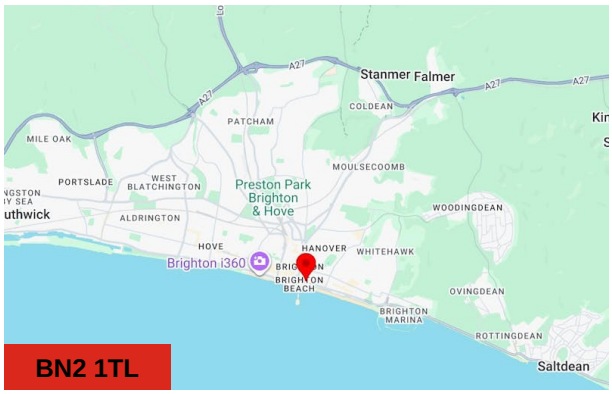
More information available on request

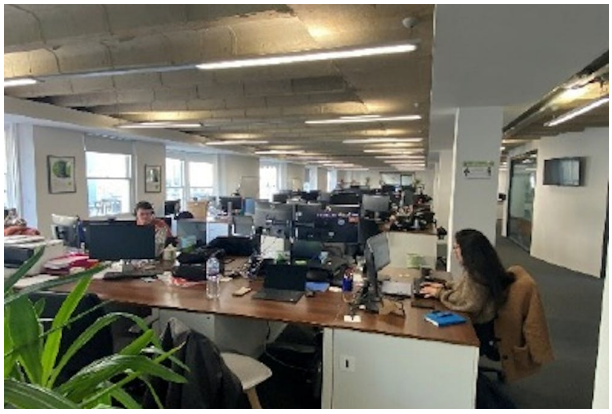
VAT

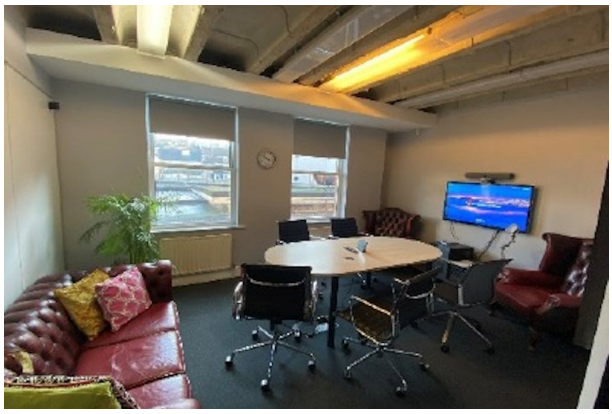
VAT may be chargable on the terms quoted

Joint Agents

Joint Agents with Emma Ormiston, SHW







Viewing & Further Information

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