



Plug & Play Office To Let

11 Old Steine
Brighton, BN1 1EJ

Office

TO LET

159 to 1,063 sq ft
(14.77 to 98.76 sq m)

- Bright and spacious private offices
- Various office sizes available
- Within an attractive Georgian building
- Ideally located near Brighton Seafront, The Lanes and North Laine
- Available on flexible and inclusive terms
- Business rates, service charge, amenities, etc. all included
- 1Gb leased line connectivity

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Summary

Available Size	159 to 1,063 sq ft
Rent	£650 - £2,500 per month
VAT	Not applicable
EPC Rating	Upon enquiry

Description

We have 3 units available individually or together within an attractive Georgian building in Central Brighton. Plug & play style workspaces, these units are ready to let on flexible lease terms. These bright and airy office spaces have floor points, data points and WiFi already installed for an easy move in.

On the ground floor, the space present nicely and would be well suited to a small business owner or freelance occupier looking for a private space, you'll have access to a shared kitchen point. W/C's are available at the rear of the ground floor.

First Floor is available as one space, with large windows overlooking Old Steine, feature fireplaces and original floorboards giving the space a natural charm.

Situated on the fourth floor, this characterful office offers a welcoming workspace with an attractive feature fireplace, radiator heating and a door entry phone. Tenants also benefit from access to a shared kitchenette and WC facilities, providing added convenience throughout the working day. Please note that access to the office is via a staircase, as the building does not have a lift.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Monthly Rent
Ground Floor Rear	265	24.62	£1,000
1st Floor Office	639	59.37	£2,500
4th Floor Garden Side	159	14.77	£650
Total	1,063	98.76	

Location

The property is located on Old Steine, just north of St James's Street, within 0.2 miles of Brighton Pier to the south and 0.7 miles of Brighton Station to the north west. Ideally located for The Lanes and North Laine with great transport links to all corners of the city and beyond.

Terms

The offices are available on flexible lease terms for a term to be negotiated and agreed. The offices are available To Let individually or combined.

VAT

The property is not elected for VAT



Viewing & Further Information



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