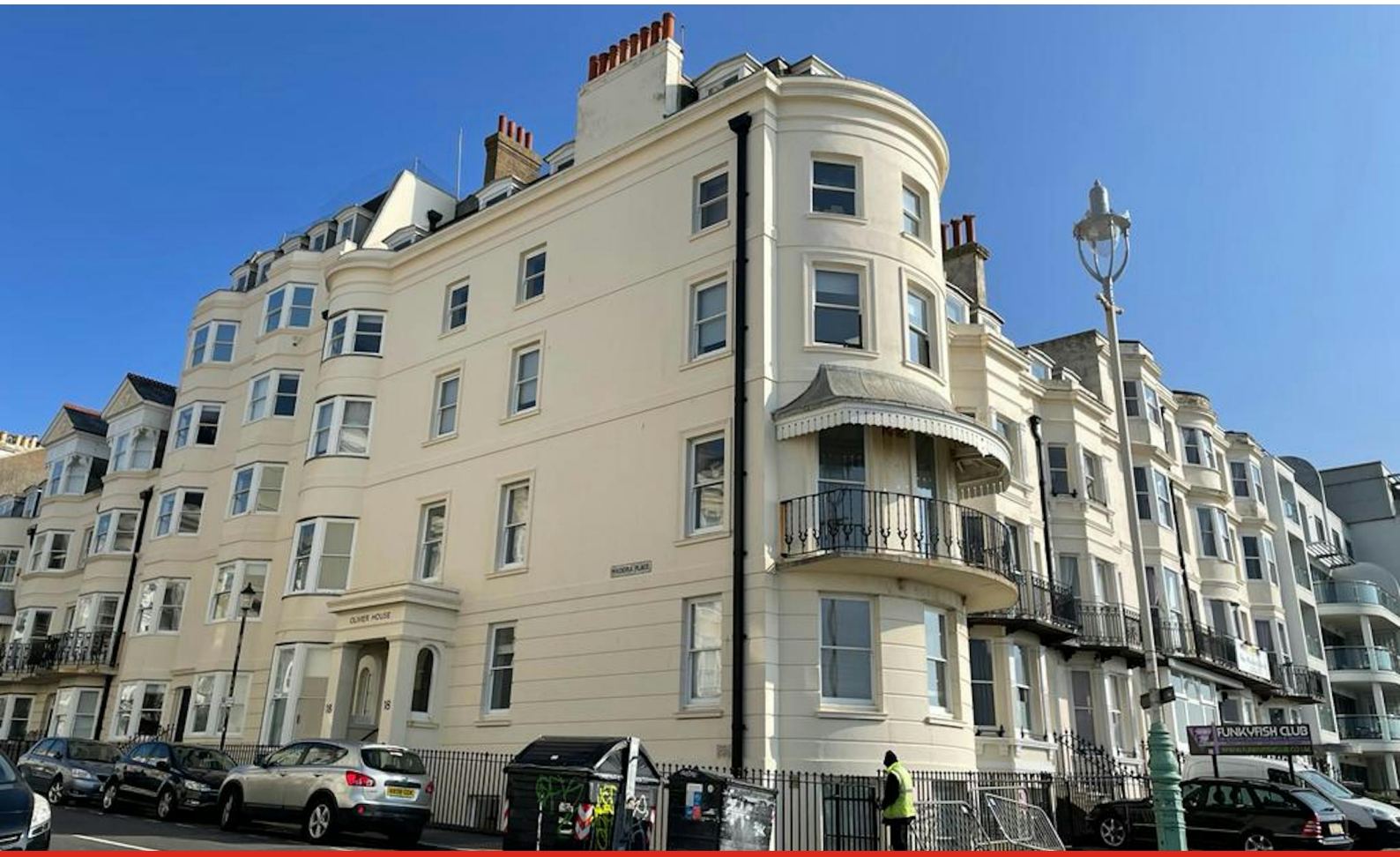
GRAVES SON & PILCHER

To Let



Modern Offices with Regency Facade in Central Brighton

2nd Floor, Olivier House

18 Marine Parade, Brighton, BN2 1TL

Office

TO LET

4,141 sq ft

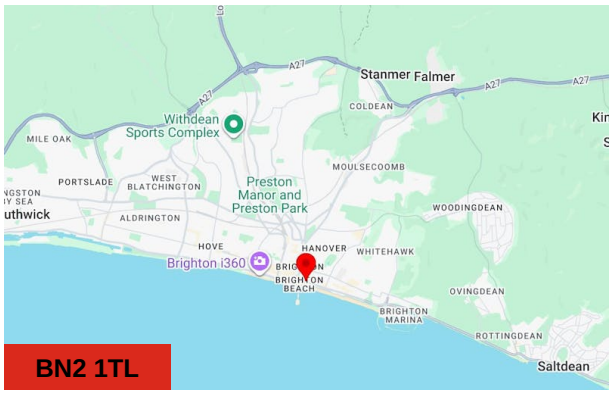
(384.71 sq m)

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

2nd Floor, Olivier House, 18 Marine Parade, Brighton, BN2 1TL

Summary

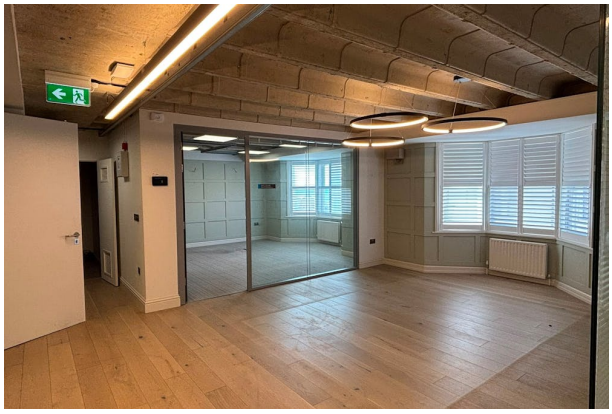
Available Size	4,141 sq ft
Rent	£22.50 per sq ft exclusive
Rateable Value	£95,500
VAT	Applicable. VAT chargeable on the terms quoted
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)



Description

The Second Floor at Olivier House provides high quality office accommodation extending to approximately 4,141 ft². Benefiting from the previous occupier's fit out, the suite is presented in excellent condition and ready for immediate occupation.

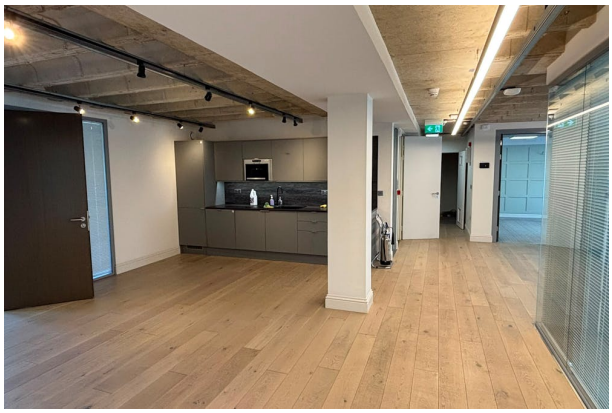
The accommodation provides a range of meeting rooms, breakout areas and open plan workspace, making it well suited to occupiers seeking a turnkey solution.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
2nd Floor	4,141	384.71
Total	**4,141**	**384.71**



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 ft² exclusive.

Service Charge

More information available on request

VAT

VAT chargeable on the terms quoted

Joint Agents

Joint Agents with Emma Ormiston, SHW

Viewing & Further Information

James Bryant
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