



OFFICE TO LET

## 3RD FLOOR

4 St. Georges Place, Brighton, BN1 4GA

City Centre Offices to let on a semi inclusive basis

467 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	467 sq ft
<b>Rent</b>	£14,000.00 per annum inclusive of utilities, internet, buildings insurance and upkeep of common areas exclusive of rates, VAT and all other outgoings.
<b>Rates Payable</b>	£4,141.70 per annum Subject to status the incoming tenant may qualify for a 100% small business rate relief.
<b>Rateable Value</b>	£8,300
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £750 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Front Office	281	26.11
3rd - Rear	186	17.28
<b>Total</b>	<b>467</b>	<b>43.39</b>

## Description

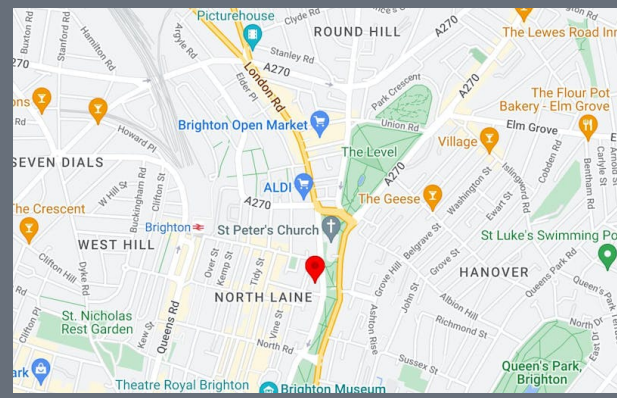
Situated on the 3rd floor of this imposing mid terrace building. The offices are accessed via a stairwell & an impressive ground floor reception area. The space is split with a rear office & a front office which has outstanding views across Valley Gardens. In addition to the bay windows features include perimeter trunking, catted lighting & carpeting. NB please note that access may be required to the space to access it facilities. Please note the lift in the building is not functioning.

## Location

The property is situated on St Georges Place, which is situated between Gloucester Place & Trafalgar Street on western side of Valley Gardens on the periphery of the North Laine Area & south of London Road & York Place. The seafront is a short walk away as is Brighton station whilst nearby occupiers include, Brewdog, Moksha, Carlito Burrito & The North Laine Brewhouse.

## Terms

Available by way of a new internal repairing & insuring sub lease for a term of 3 years on a lease outside the landlord & tenant act.



## Get in touch

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### Eightfold Property

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