



## Room 6, 21 Regency Square

Brighton, BN1 1HG

### Office To Let

**135 sq ft**  
(12.54 sq m)

- CENTRAL LOCATION
- FLEXIBLE TERMS
- REFURBISHED SPACE
- CLOSE TO THE BEACH

# Room 6, 21 Regency Square, Brighton, BN1 1HG

## Summary

<b>Available Size</b>	135 sq ft
<b>Rent</b>	£500 per month inclusive of water & service charge, exclusive of rates VAT & all other outgoing.
<b>Rates Payable</b>	£1,447.10 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£2,900
<b>EPC Rating</b>	EPC exempt - Temporary building (less than 2 years)

## Description

An array of recently refurbished office suites situated within an imposing & well presented building. Several offices face south & benefitting from great coastal views. The refurbishment that has taken place includes decoration of the space & communal areas.

## Location

The property is situated on the corner of Preston Street & Regency Square one of Brighton's famous iconic squares fronting the seafront. The central location provides great access throughout the city of Brighton and Hove. Nearby occupiers include Caffé Nero, KFC & Subway whilst Churchill Square Shopping Centre is also near by.

## Terms

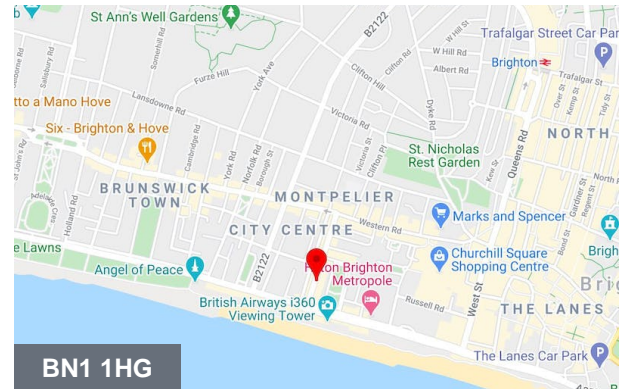
Available by way of a new lease or licence for a minimum term of 12 months at rent of £500 per calendar month inclusive of water & service charge, exclusive of rates VAT & all other outgoing.

## VAT

We understand the building is not elected for VAT at this moment in time, however all rents are quoted exclusive of VAT.

## Legal costs

Incoming tenant to make a contribution of £500 plus VAT towards the landlord's legal costs.



## Viewing & Further Information



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