

REFURBISHED CITY CENTRE OFFICES TO LET

21 Regency Square, Brighton, BN1 2FH

£400 TO £3,350 PCM



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.

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. Rents vary by size and space from £400pcm for a single unit to £3,350pcm for a lease of the whole.

RENT:

£400 TO £3,350 PCM per annum inclusive of service charge, exclusive of rates, VAT and all other outgoings.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Ground Floor		
Room 3 - £550pcm	184 SQ FT	17.09 SQ M
First Floor		
Room 5 - £550pcm	185 SQ FT	17.19 SQ M
Room 6 - £500pcm	135 SQ FT	12.54 SQ M
Second Floor		
Room 7 - £450pcm	178 SQ FT	16.54 SQ M
Room 8 - £500pcm	144 SQ FT	13.37 SQ M
Third Floor		
Room 9 - £400pcm	118 SQ FT	10.96 SQ M
Room 10 - £400pcm	123 SQ FT	11.43 SQ M

LEASE:

Available by way of new internal repairing & insuring leases inclusive of service charge, exclusive of rates VAT & all other outgoings for a term of up to 2 years on leases outside of The landlord & tenant act 1954.

RATES:

All Suites are assessed individually. Please ask for further information.

EPC:

As the offices are only available on a lease up to a maximum of 2 years it is our understanding an EPC is not required.

LEGAL COSTS:

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

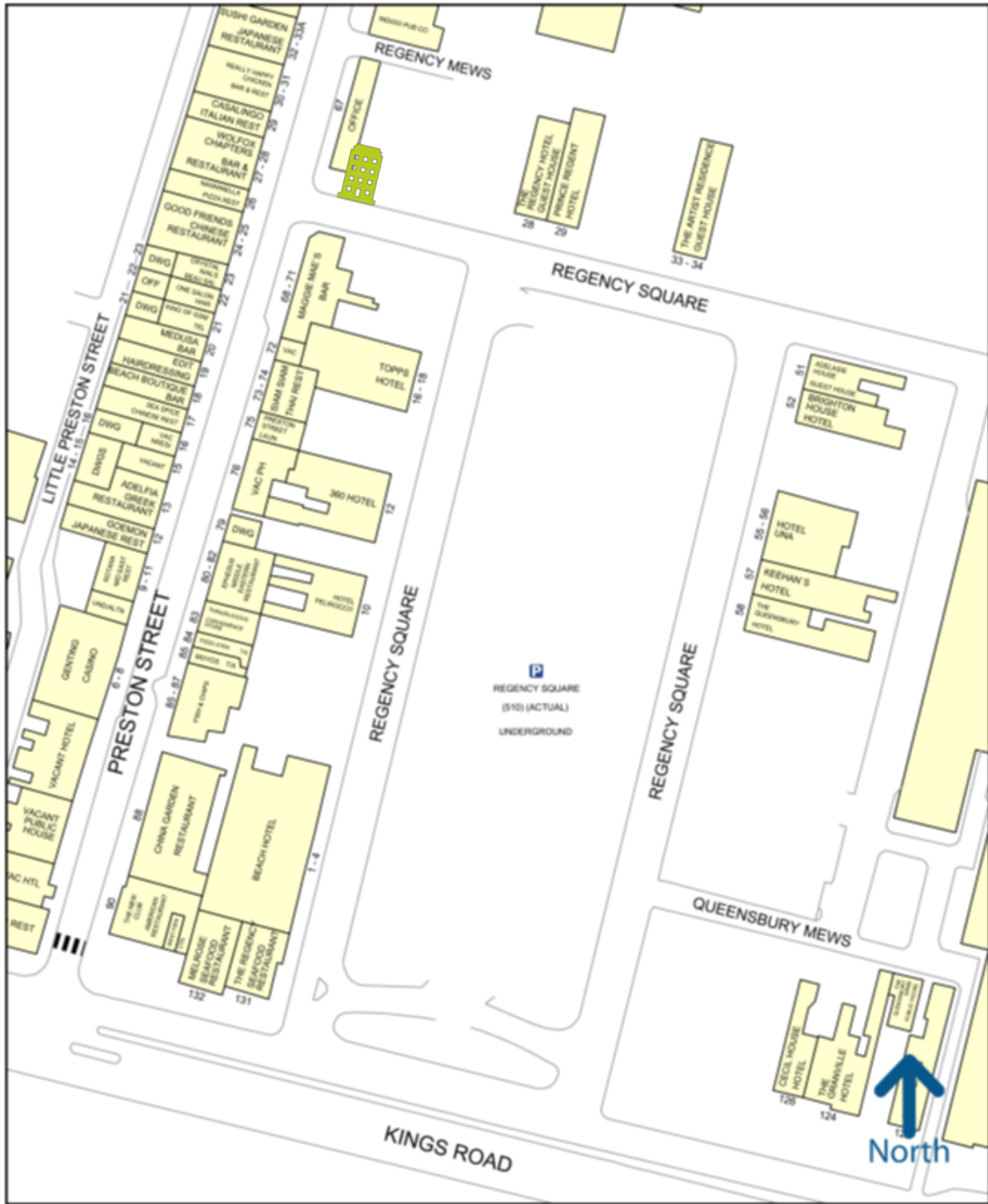
VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency

Full Listing: <https://www.eightfold.agency/properties/10431/>



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