

ONE AIR STREET BRIGHTON

7,112 SQ FT (660.7 SQ M)
TO LET

SHW

**MAKING
PROPERTY
WORK**





LOCATION

Located at the junction of Queens Road, North Street and West Street, overlooking the Clock Tower.

Churchill Square is a short walk, as is Brighton's Railway Station (London to Victoria 49 mins) and The Lanes.

A number of car parks are located close by and the area is served by regular bus services.

DESCRIPTION

Self-contained offices accessed via a ground floor entrance lobby on Air Street.

Newly refurbished open plan accommodation with kitchen/breakout space and WC & commuter facilities

The second & third floors benefit from wrap around outdoor terraces which offer views across the city centre.

ACCOMMODATION (IPMS 3)

Floor	Sq Ft	Sq M
2 nd Floor Offices	5,208	484
Lower 2 nd Floor Offices	538	50
3 rd Floor Offices	1,366	127
TOTAL	7,112	661



RENT

£32.00 per sq ft exclusive

TENURE

The office is available on a full repairing and insuring lease.

RATES

We have been informed by the local authority that the premises have a rateable value of £167,000.

AMENITIES

- Newly refurbished self-contained office
- Excellent location - close to amenities
- Roof terraces at second and third floor levels
- Suspended ceiling with LED lighting
- Energy efficient air conditioning
- Fully accessible raised floors
- Lift from ground floor level
- WCs with shower facilities



EPC

The property has an EPC rating of B.

SERVICE CHARGE

More information available on request.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

James Bryant
t: 01273 876 252
e: jbryant@shw.co.uk

Jasmine Dean-Milward
t: 01273 876 209
e: jdean-milward@shw.co.uk





BRIGHTON SEAFRONT

ONE AIR ST

CHURCHILL SQUARE SHOPPING CENTRE

BRIGHTON STATION







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