REGENCY STYLE OFFICE

TO LET

OLIVIER HOUSE

18 MARINE PARADE, BRIGHTON BN2 1TL

Location

Situated on the corner of Marine Parade and Madeira Place, overlooking the seafront and new Soho House development. Brighton Station is approximately 1.5 miles away and numerous bus services are close by.

Accommodation

A chance to occupy a fourth and fifth floor office suite in this impressive regency style building in the heart of Brighton.

Fourth Floor Suite	528 ft²	49.0 m²
Fifth Floor Suite	885 ft²	82.2 m²
TOTAL ACCOMMODATION	**1,413 ft²**	**133.1 m²**

The accommodation benefits from:

⬦ open plan ⬦ gas central heating ⬦ galley kitchen ⬦ male and female WC facilities ⬦

⬦ lift ⬦ spot and recessed lighting ⬦ concierge ⬦ sea views ⬦

Terms

A new full repairing and insuring lease by way of a service charge for a term to be agreed at the below commencing rentals, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Fourth Floor Suite: **£12,000 per annum, exclusive**

Fifth Floor Suite: **£18,000 per annum, exclusive**

Rateable Value Fourth Floor Suite: £9,700; Fifth Floor Suite £15,750

EPC Ratings applied for

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
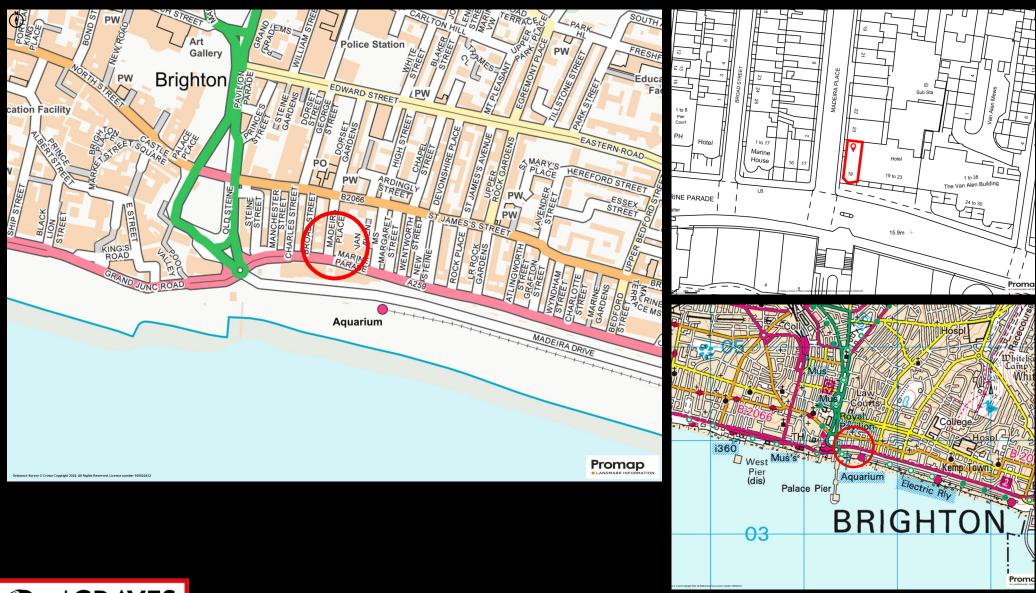measurements are approximate and gross internal

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