

# UNIQUE GRADE II LISTED OFFICE SUITES

88 - 198 ft<sup>2</sup> / 8 - 18 m<sup>2</sup>

# TO LET



**24-26 MEETING HOUSE LANE**

**BRIGHTON BN1 1HB**



**GRAVES  
SON &  
PILCHER**

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## Location

Situated in the busy commercial thoroughfare of the famous Brighton's Lanes area, renowned for its exciting mix of jewellers and commercial occupiers. The office building is in close proximity to Brighton Square and the new Hannington Lane specialist retail development both of which experiences high pedestrian flow at all hours. Local occupiers include The Bath Arms Public House, Casa Don Carlos, Baroque Jewellers and Coppa Club Restaurant.

## Accommodation

These refurbished office suites, in a desirable Grade II listed building, are accessed via an entrance on Meeting House Lane. Features include: intercom system, spot lighting, carpeting throughout, access to male and female WCs.

<b>Suite 1C</b>	110 ft <sup>2</sup>	10.24 m <sup>2</sup>	£4,000 pax
<b>Suite 2B</b>	88 ft <sup>2</sup>	8.20 m <sup>2</sup>	£2,400 pax

## Terms

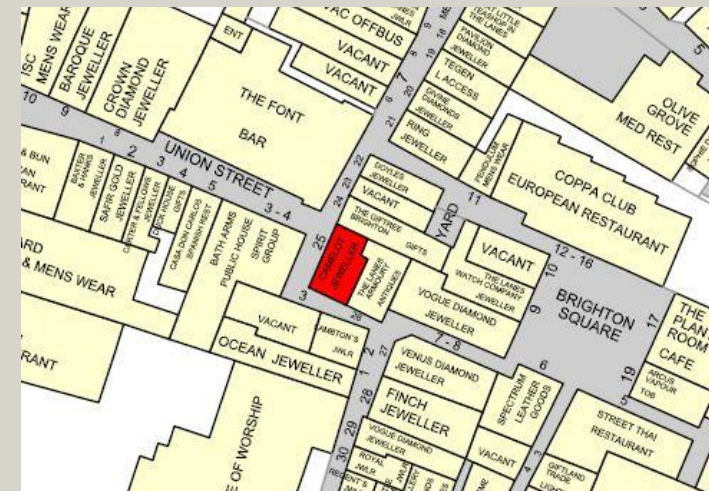
The offices are available on flexible license agreements with a contribution towards the building insurance and service charge, further details are available upon request. The property may be elected for VAT and therefore VAT may be payable on the terms quoted. Each party is responsible for their own legal costs.

**Rateable Values** Suite 1C - to be assessed; Suite 2B - £2,225

**EPC Ratings** to be assessed

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

measurements are approximate



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