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**TO LET**

**OFFICE – 2,600 SQ FT (241.54 SQ M)**

**3rd Floor North One Jubilee Street, Brighton, East Sussex, BN1 1GE**

## LOCATION

One Jubilee Street is located in the centre of Brighton in the North Laine District. Jubilee Street runs north to south between Church Street and North Road and is less than 10 minutes walk to Brighton Mainline Railway Station, providing services to Gatwick Airport and London Victoria (London Victoria 53 minutes best time). A number of bus routes stop nearby on North Street. The property is surrounded by shops, restaurants, cafes and bars.

## DESCRIPTION

This modern purpose built office accommodation is arranged over ground floor and three upper levels. The available accommodation is on the third floor north of this iconic building. The space is predominantly open plan with a partitioned meeting room and a kitchenette area. The property has air conditioning and a full accessible raised floor with superb natural light via full height continuous ribbon windows.

## ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
3rd Floor North	2,600	241.54

## RENT

£74,178 PAX

## AMENITIES

- Air conditioning
- Raised floors
- 2 passenger lifts
- Suspended ceiling
- Kitchenette
- DDA compliant building
- Glazed partition meeting rooms

## TENURE

The offices are available by way of a sub lease or lease assignment.

The lease is for a period of 10 years expiring 26<sup>th</sup> March 2026.

## SERVICE CHARGE

More information available on request.

## RATES

The April 2023 Rateable Value of the property is £60,500.

## VAT

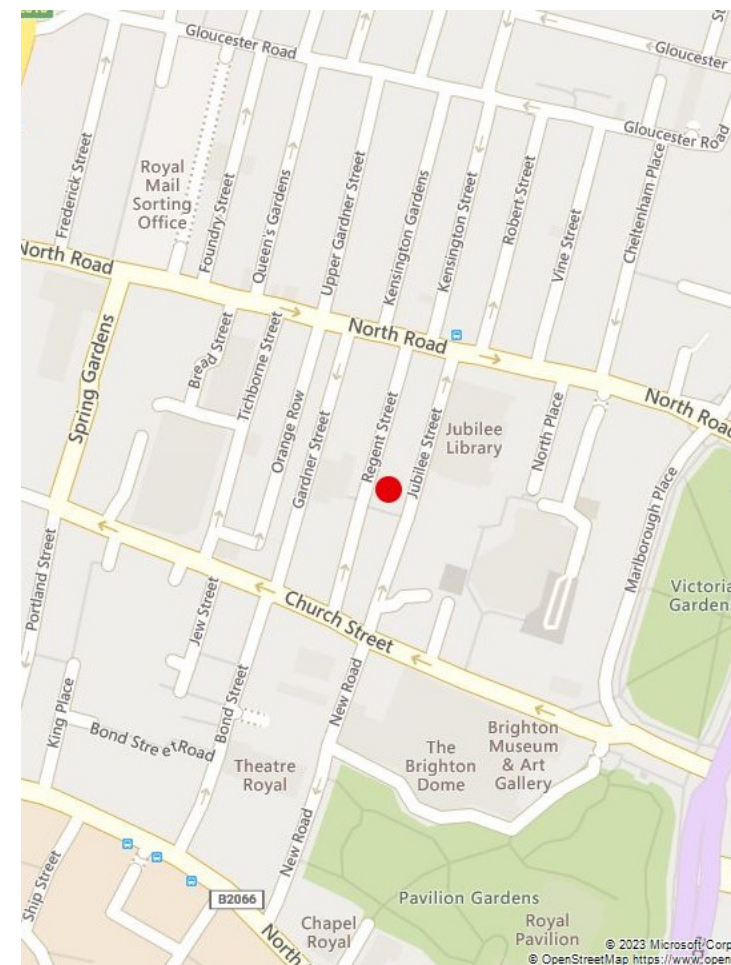
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of D.



## VIEWINGS – 01273 876 200

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