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TO LET

OFFICE – 2,877 SQ FT (267.27 SQ M)

Olivier House, Lower Ground Floor (North), 18 Marine Parade, Brighton, East Sussex, BN2 1TL

LOCATION

Olivier House is located on the corner of Marine Parade and Madeira Place. Marine Parade is the A259 coast road leading to central Brighton and on to Worthing to the west and to the marina and along to Eastbourne in the east.

The property is located east of the Old Steine A23 which provides access to the M23 linking to Gatwick to the north. Brighton railway station is approximately a 15 minute walk.

DESCRIPTION

The available space is on the lower ground floor and benefits from a dedicated kitchen and WC facilities. The space is currently arranged as a large open plan office with a partitioned meeting room.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Lower Ground (North)	2,877	267.27

VAT

VAT will be chargeable on the terms quoted.

AMENITIES

- Suspended ceiling
- Raised floor
- Gas central heating
- Meeting room
- Kitchen
- WC facilities
- Parking available

RENT

£20.00 per sq ft.

RATES

We understand the current Rateable Value is £44,500 (April 2023).

LEGAL COSTS

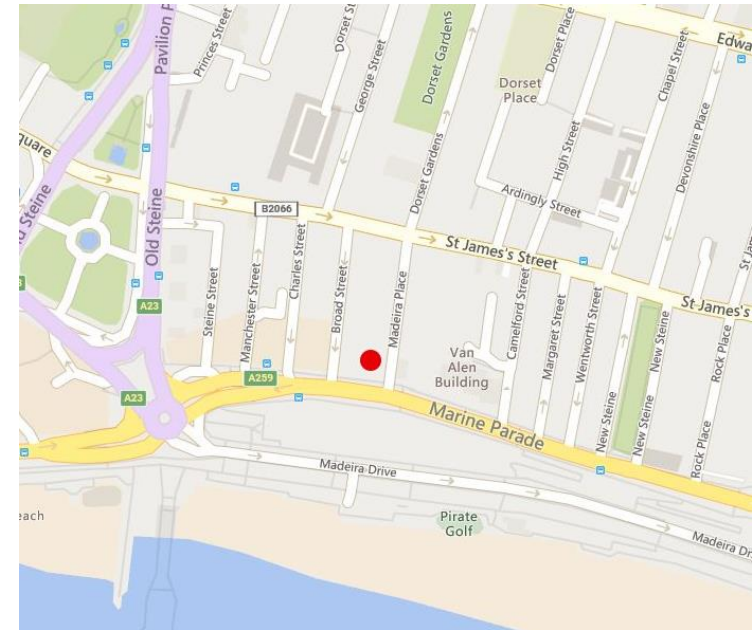
Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

LEASE TERM

The premises are available by way of new lease on terms to be agreed.



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