



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**OFFICE – 2,802 SQ FT (260.31 SQ M)**  
**39-42 East Street, Brighton, East Sussex, BN1 1HL**

**LOCATION**

The property forms part of the wider Hanningtons Estate development and is located within the Brighton Lanes.

The office accommodation is situated along East Street and is within close proximity of the seafront, Churchill Square Shopping Centre and Brighton's Mainline Railway Station. A number of bus routes stop nearby and there are a number of car parks within close walking distance.

**DESCRIPTION**

The available accommodation is situated on the first floor and provides high quality modern office space with period features.

The space is predominantly open plan with glazed partitioned meeting rooms. There is a separate kitchen, demised WC and shower facilities.

**ACCOMMODATION (IPMS3)**

	SQ FT	SQ M
First Floor	2,802	260.31

**RENT**

£85,000 PAX

**TENURE**

A new full repairing and insuring lease is available on terms to be agreed.

**AMENITIES**

- Prominent central location
- Passenger lift
- Shower facilities
- Male and female WCs
- Good natural light
- Accessible WC facilities
- Fitted kitchen
- Floor boxes
- Air conditioning

**RATES**

The April 2023 rateable value of the property is £48,000.

**SERVICE CHARGE**

A service charge will be payable, please contact agents for further details.

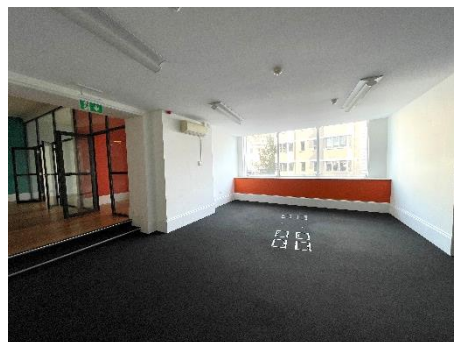
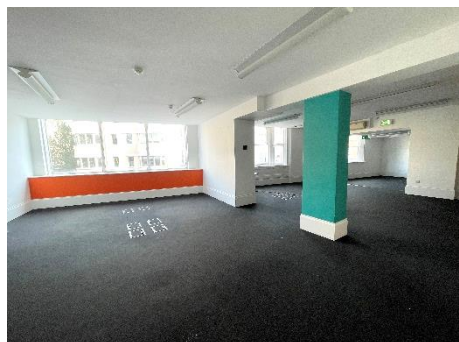
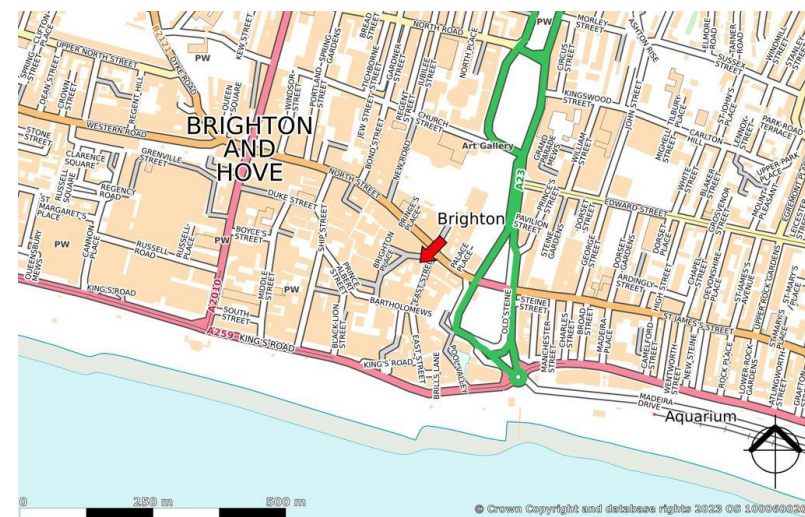
**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**



**VIEWINGS – 01273 876 200**

James Bryant

t: 01273 876 252

Jasmine Dean-Milward

t: 01273 876 209

e: [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

e: [jdean-milward@shw.co.uk](mailto:jdean-milward@shw.co.uk)



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