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**TO LET**

**OFFICE – 2,427 SQ FT (225.47 SQ M)**

**Edge House, 42 Bond Street, Brighton, East Sussex, BN1 1RD**

**LOCATION**

Edge House is located on the south end of Bond Street on the east side of the road. Bond Street is in the heart of Brighton within the North Laine shopping area. The immediate area benefit from a variety of restaurants & bars and the Brighton Dome/Royal Pavilion estate.

Brighton Station is half a mile from the property and regular bus services run on the adjoining North Street. There is parking at the NCP Theatre Car Park on Church Street which is a two minute walk away.

**DESCRIPTION**

The offices are situated on the ground and lower floor of this five storey office building.

The accommodation is arranged as predominantly open plan offices with an extensive breakout area and outdoor courtyard at lower ground floor level. The space benefits from air conditioning and exposed services.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Ground Floor	1,281	119
Lower Ground Floor	1,146	106.46
<b>TOTAL</b>	<b>2,427</b>	<b>225.46</b>

**AMENITIES / OPPORTUNITY**

- Air conditioning
- Exposed services
- Perimeter trunking
- Kitchen
- Large breakout area
- Glazed partition meeting room
- Courtyard area

**RENT**

£67,000 Per annum exclusive

**RATES**

The April 2023 Rateable Value is £29,250

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

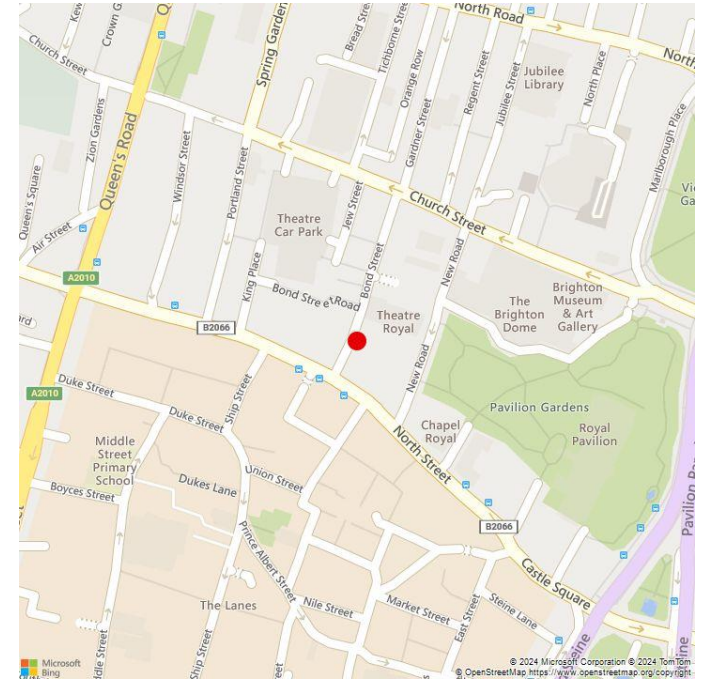
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of B

**SERVICE CHARGE**

A service charge is payable - information on request



**VIEWINGS – 01273 876 200**

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