



MAKING  
PROPERTY  
WORK  
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**TO LET**

**OFFICE – 2,830 SQ FT (262.91 SQ M)**

**Ground Floor (North), Olivier House, 18 Marine Parade, Brighton, 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 15 minutes' walk.

**DESCRIPTION**

The available accommodation is on the ground floor and provides predominantly open plan office space with glazed partitioned meeting rooms.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Ground Floor (North)	2,830	263.1

**RENT**

£70,750 per annum exclusive.

Car parking spaces are available at £500 per quarter each plus VAT.

**AMENITIES**

- Open plan office space
- Glazed partitioned meeting rooms
- Kitchen
- Floor boxes
- Passenger lift
- Entry phone system
- Car parking spaces available separately

**LEASE TERM**

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed.

**BUSINESS RATES**

We have been verbally informed that the business rates are £40,750.

**SERVICE CHARGE**

More information available on request.

**VAT**

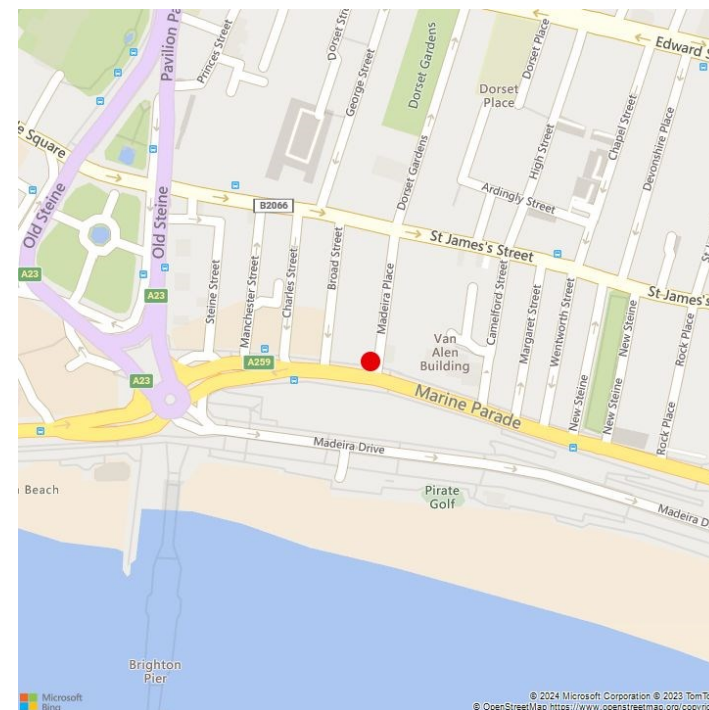
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

EPC – B.



**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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