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TO LET

OFFICE – 2,476 SQ FT (230.02 SQ M)

2nd Floor East, 21-33 Lees House, Dyke Road, Brighton, BN1 3FE

LOCATION

Lees House is situated in a prominent location in the heart of Brighton City Centre. Brighton's mainline train station is approx. 7 minutes walk, with regular services to London (54 minutes to Victoria) and Gatwick Airport.

The property is within walking distance of some of Brighton's most popular attractions: the seafront, the Lanes and Churchill Square Shopping Centre.

DESCRIPTION

The available accommodation is located on the 2nd floor. The office accommodation has been fully refurbished & fitted to provide modern, predominantly open plan office space which benefits from the following:-

- Energy efficient LED Lighting
- Energy efficient comfort cooling and heating
- Raised access floors with integral flexible power distribution
- Suspended ceiling
- Fitted Kitchen
- Glazed meeting space
- Internal secure bike storage facility at lower ground floor with showers, clothing lockers and drying facilities.
- Parking - 2 spaces

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Second Floor (East)	2,476	230.02

RENT

£33.00 Per sq ft

RATES

We would advise interested parties make their own enquiries with the Local Authority.

VAT

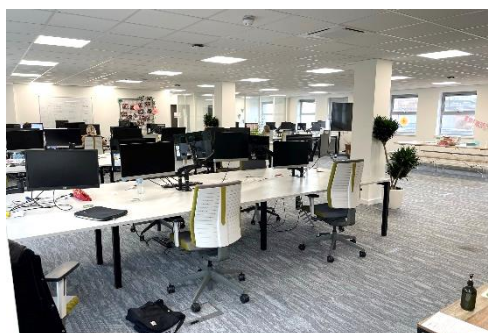
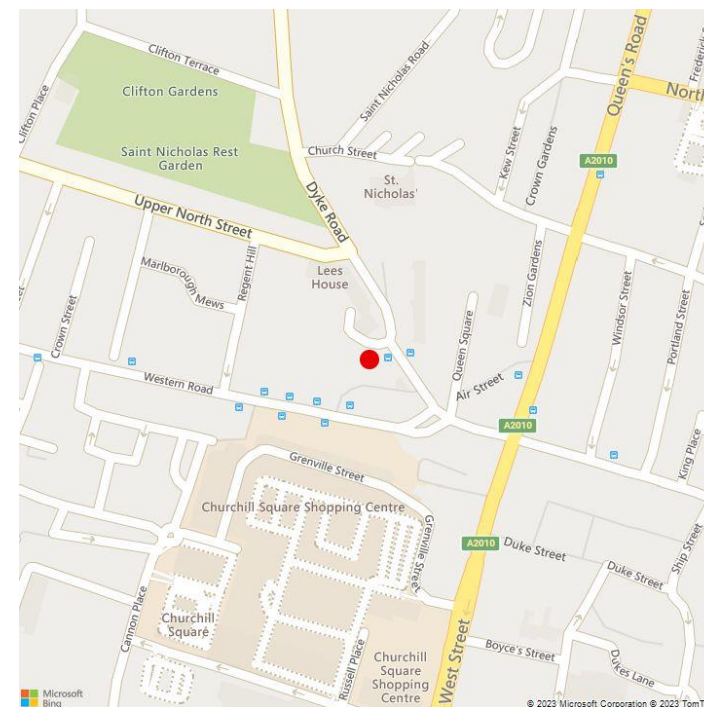
VAT will be payable on terms quoted

LEGAL COSTS

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

EPC

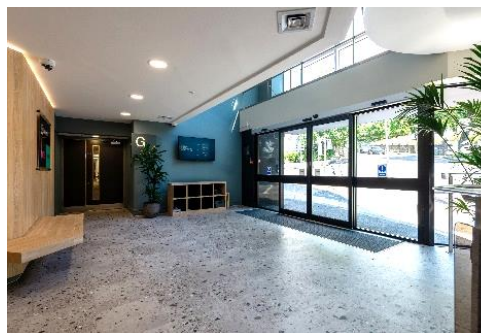
The property has an EPC rating of A.



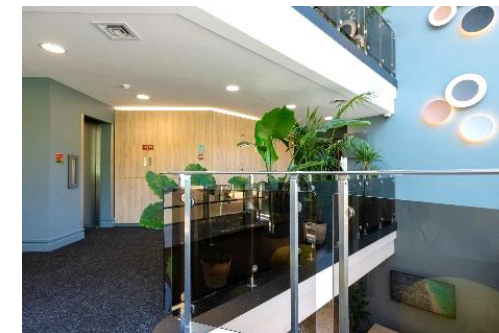
Office



Breakout Area



Reception



Common Parts

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