

The logo for SHW, consisting of the letters 'SHW' in white, bold, sans-serif font, set against a solid orange trapezoidal background.

MAKING
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TO LET

OFFICE – 5,258 SQ FT (488.47 SQ M)

Part 1st & Ground Floor, Olivier House, 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 15 minutes' walk.

DESCRIPTION

The available space is on the first floor and benefits from a ground floor kitchen / break out space on the ground floor which is accessed via an internal staircase.

The first floor is predominantly open plan with some partitioned offices/meeting rooms.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Part First Floor	4,547	422.42
Part Ground Floor	711	66.05
TOTAL	5,258	488.47

AMENITIES

- Exposed services
- LED Lighting
- Floor Boxes
- Kitchen Breakout area
- Glazed partition meeting rooms
- Self contained WCs & Shower
- Passenger Lift

LEASE TERM

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

RENT

£25.00 per sq ft exclusive

BUSINESS RATES

We understand the current Rateable Value is £85,000 (April 2023)

SERVICE CHARGE

More information available on request

VAT

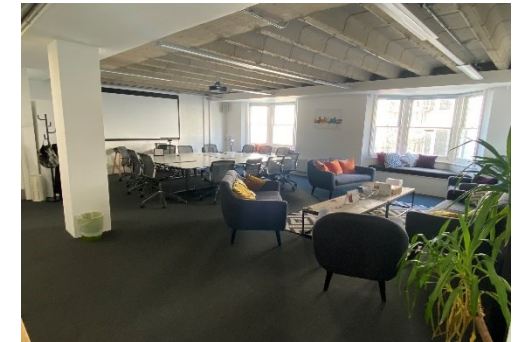
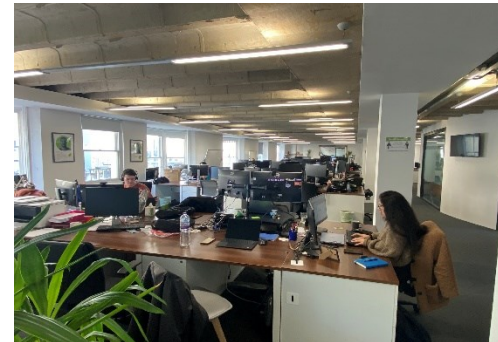
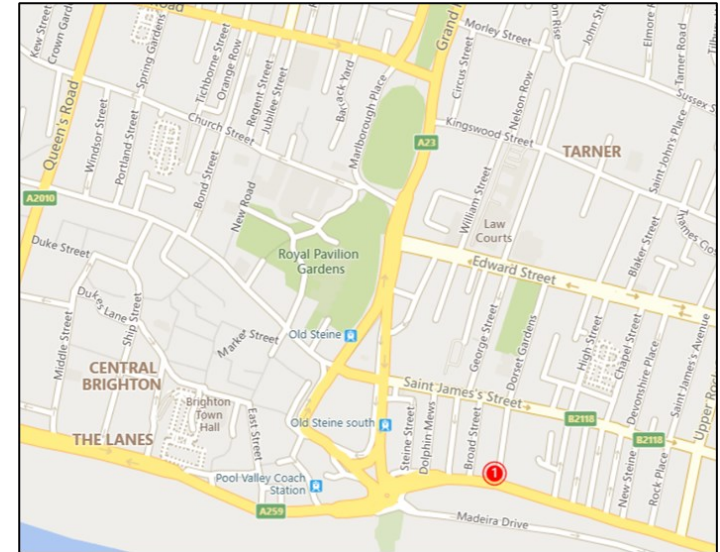
VAT may be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has a EPC rating of C57



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876209

James Bryant t: 01273 876252

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



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