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TO LET

OFFICE – 2,810 SQ FT (261.05 SQ M)

Blenheim House, 2nd Floor, 120 Church Street, Brighton, East Sussex, BN1 1UD

LOCATION

Blenheim House is located within the heart of central Brighton, overlooking Brighton's Royal Pavilion and the Corn Exchange. Brighton's main shopping centre, Churchill Square is located just a 10 minute walk away with Brighton Laines also within close proximity.

The Old Steine, located directly to the East is a busy bus route, with buses routes across the city connecting here. Brighton mainline station is also within a short distance of the property and there are multiple car parks nearby.

DESCRIPTION

The available space is located on the 2nd floor and provides predominantly open plan accommodation with several smaller cellular offices. The offices are accessed via a reception area and benefits from a passenger lift and male & female WC's.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
2 nd Floor	2,810	261.05

AMENITIES

- Close to Brighton Station
- Suspended ceiling
- LED lighting
- Male and female WCs
- Passenger lift
- Great natural light
- Floor boxes
- Kitchen/ breakout facilities

RENT

£70,250 per annum.

RATES

To be reassessed.

VAT

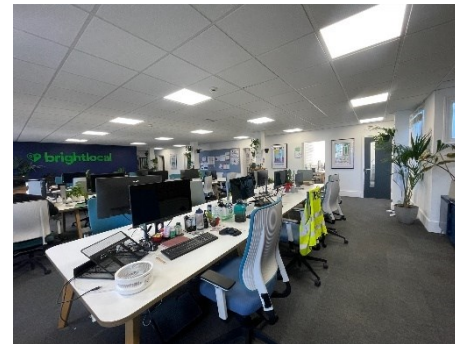
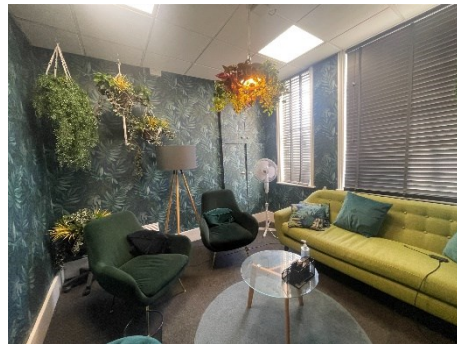
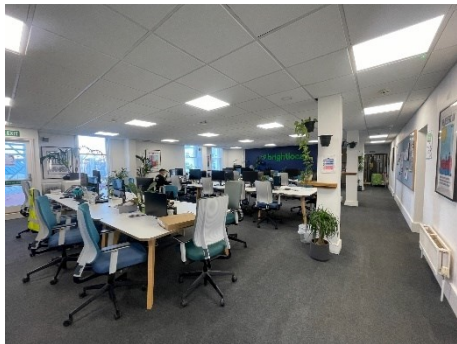
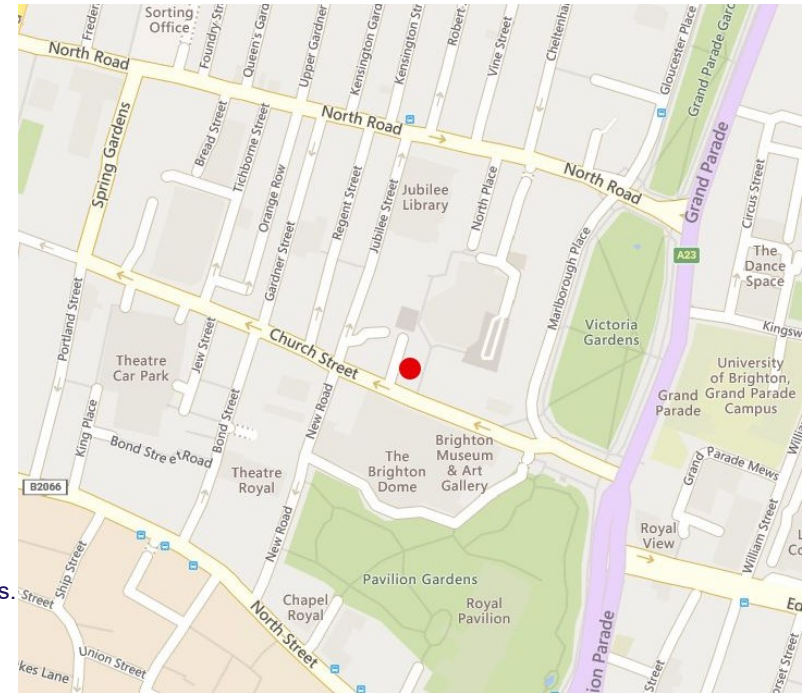
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property as an EPC rating of C (57).



VIEWINGS – 01273 876 200

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