



**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**TO LET**

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

**4th Floor, Blenheim House, 120 Church Street, Brighton, 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 4<sup>th</sup> floor and provides predominantly open plan accommodation with several smaller cellular offices. The space benefits from a kitchen, gas central heating and excellent natural light. The offices are accessed via a reception area and benefits from a passenger lift and male & female WCs.

## ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
4th Floor	2,830	262.91

## RENT

£65,090 per annum exclusive.

## AMENITIES

- Close to Brighton Station
- Suspended ceiling with inset lighting
- Male and female WCs
- Passenger lift
- Great natural light
- Private balcony

## TERM

The premises are available by way of a new full repairing and insuring lease.

## RATES

To be reassessed.

## SERVICE CHARGE

More information available on request.

## VAT

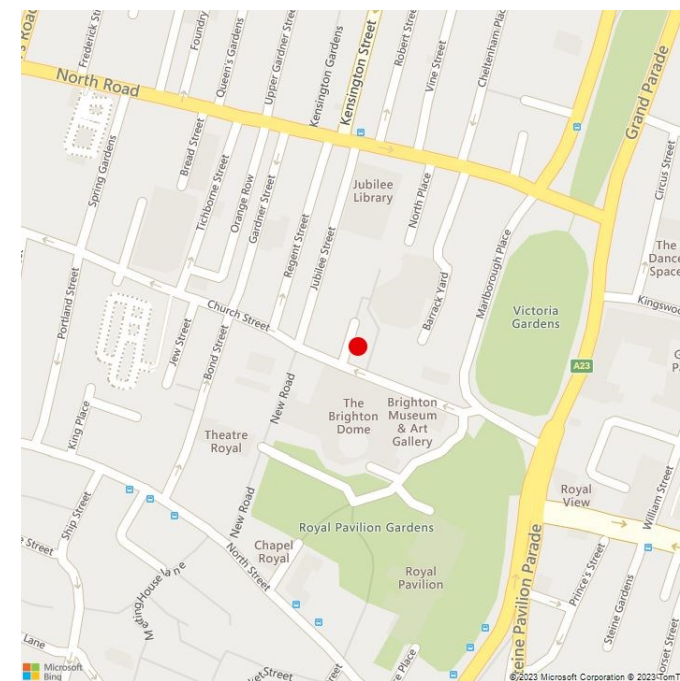
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of C-67.



## VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

e: [jdean-milward@shw.co.uk](mailto:jdean-milward@shw.co.uk)

e: [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**