

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 th 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.

James Bryant

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

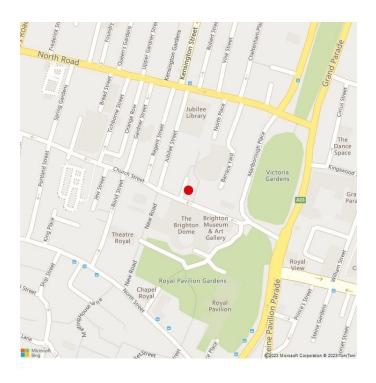
VAT will be chargeable on the terms quoted.

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

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