

CITY CENTRE 2ND FLOOR OFFICE

3,114 sq. ft (289.29 sq. m)



Oakley

Your Sussex Property Expert



2nd Floor Office, 27-29 North Street, Brighton BN1 1EB

- Predominantly open plan office
- Situated within the city centre
- Would suit a variety of businesses
- Excellent natural light
- Close proximity to station and The Lanes
- Air conditioning
- Available immediately

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LOCATION

The property is located within the city centre, on the southern side of North Street. The property is in close proximity to Brighton station and Churchill Square shopping centre. The famous Lanes district is situated within a few yards as well as the seafront and Brighton Pavilion.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1EB.

DESCRIPTION

The property comprises a prominent three-storey building accessed from North Street. The 2nd floor office is arranged as a smart open plan office space with kitchenette and glazed meeting rooms. Further benefits include faux wood flooring throughout, air conditioning, and excellent natural light coming from the southern and northern ends of the building.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Open plan office</i>	<i>3,114</i>	<i>289.29</i>
<i>Total accommodation</i>	<i>3,114</i>	<i>289.29</i>

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

The property is available at a quoting rent of £25 per sq. ft exclusive.

SERVICE CHARGE

There is a service charge in place and it is currently levied at £6,190.56 per quarter.

USE / PLANNING

We understand the premises benefit from the use class 'E' and could therefore suit a wide array of uses such as e-commerce, office, creative, fashion, retail or medical.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £49,000. The Small Business Rate for the current financial year (2025/26) is 49.9p in the £ making the Rates Payable circa £24,451 per annum.

ENERGY PERFORMANCE CERTIFICATE

The EPC for the property is being assessed.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.



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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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