

TO LET **£5,500 Plus VAT Per Calendar Month**

3rd Floor, 2 Bartholomews, Brighton, BN1 1HG



- Office Suite
- Fully Inclusive Rent
- Excellent Transport Links
- Air Conditioning
- Third Floor
- City Centre Location
- NIA - 127.18 sq m (1,369 sq ft)
- DDA Compliant Lift

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk



**Commercial
List**



LOCATION

The building is located along Bartholomews within Brighton city centre. The wider area is of mixed use comprising a variety of residential, shops, eateries, green spaces and professional services. Occupiers within the immediate vicinity include Plateau, Cloud Gallery and The Barber Club. The building benefits from excellent transport links with the A27 and Brighton railway station close by.

Brighton is a vibrant city located approximately 31 miles east of Chichester, 47 miles east of Portsmouth and 54 miles south of London.

DESCRIPTION

The accommodation comprises a self contained open plan third floor office suite with the use shared W.C and kitchen facilities. The office is accessed via a ground floor shared lobby and benefits from the option of being fully furnished with 20 desks and ergonomic office chairs, air conditioning and lift access.

Please note tenants have use to four shared meeting rooms within the building free of charge.

ACCOMMODATION

We have been informed that the net internal floor area is as follows;

Total NIA - 127.18 sq m (1,369 sq ft)

SERVICES

We understand that mains electricity and water are connected and are included within the rent. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

We have been informed that the business rates are included within the rent.

TERMS

The suite is available TO LET on a flexible licence for a term to be negotiated at an asking rent of offers in the region of £5,500 plus VAT per calendar month.

EPC

Energy rating - C

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

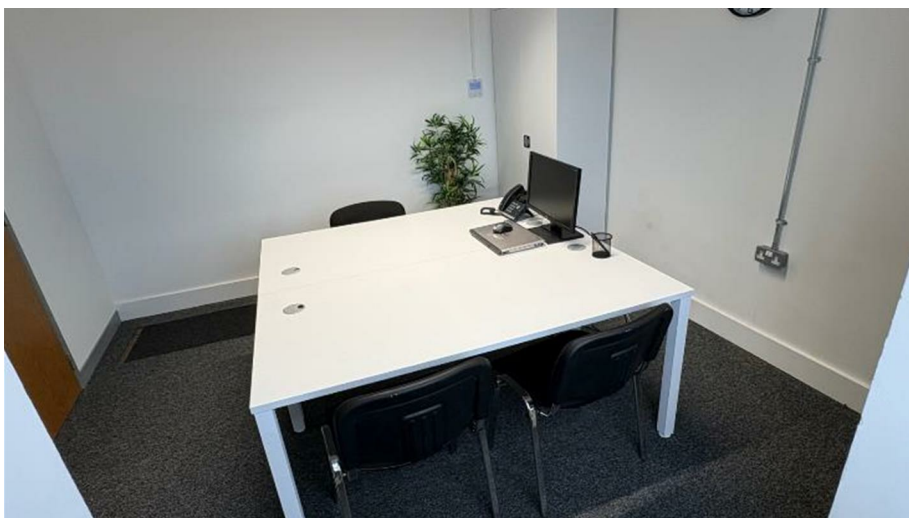
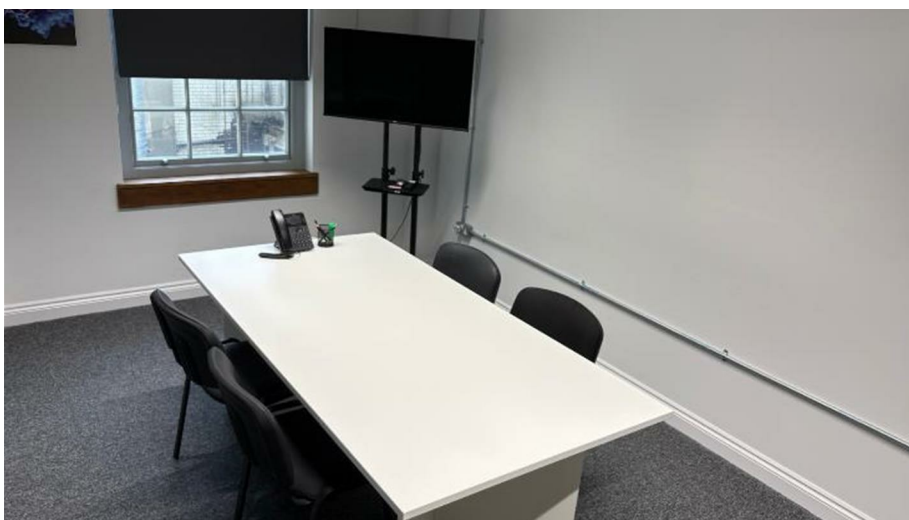
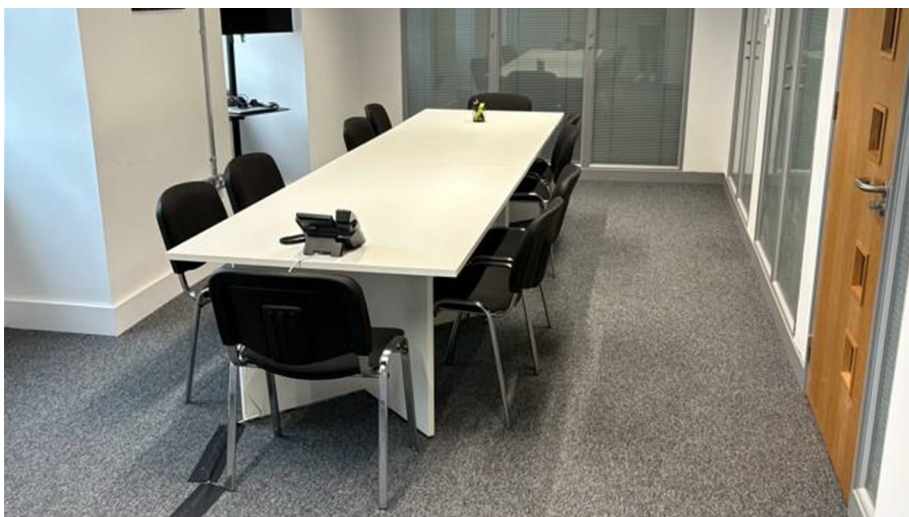
For an appointment to view or further information please contact;

Commercial List

e: enquiries@commercialist.co.uk t: 0115 784 3525

AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.