



Modern Office Premises Within Gated Development

Unit 2, The Design Quarter 129-130 Edward Street, Brighton, BN2 0JL

Office

TO LET

634 sq ft
(58.90 sq m)

- Gated office development
- Good natural light
- Kitchen area and w/c
- Walking distance to seafront

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 634 sq ft |
| Rent | £14,500 per annum |
| Rateable Value | £11,500 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

A chance to occupy this modern office premises within a gated office development set back from Edward Street. The office is configured as mostly open plan with separate meeting room and benefits from perimeter trunking, good natural light, kitchen area and disabled w/c.

Accommodation

The accommodation comprises the following areas:

| Description | sq ft | sq m |
|---------------------|------------|--------------|
| Ground Floor Office | 634 | 58.90 |
| Total | 634 | 58.90 |

Location

Situated on the southern side of Edward Street opposite the new Edward Street Quarter development. Brighton City Centre is within walking distance, as is Brighton seafront, and Brighton Station is approximately one mile away providing direct services to London.

Terms

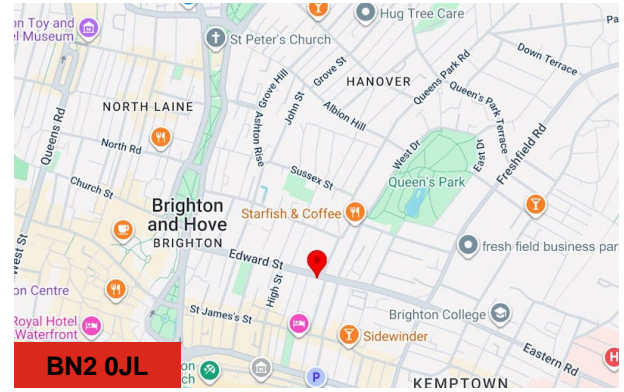
A new effective full repairing and insuring lease, for a minimum term of 5 years. Our clients may consider the sale of the property.

Joint Agent

Max Pollock (Eightfold Property)
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EPC

To be assessed



Viewing & Further Information



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