



**TO LET**

**FORMER GYM PREMISES IN  
POPULAR NORTH LAINE  
SUITABLE FOR ALTERNATIVE USES (STNC)**

## LOCATION

The property is prominently situated on the northern side of Upper Gardner Street in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Brighton station is 0.3 miles (7 mins walk). The Trafalgar Street car park ( spaces) in Blackman Street is nearby (5 mins, 0.2 miles).

## DESCRIPTION

39 Upper Gardner Street is a prominent, imposing building with self-contained offices on the upper floors.

The available accommodation comprises a ground floor reception area leading to W.C's and shower facilities. Staircase to lower ground floor formerly used as a gym.

This Class E unit is suitable for a variety of alternative uses.

ACCOMMODATION	sqft	sq m
Ground Floor	309	28.8
Lower Ground Floor	779	72.4
Total Floor Area	1,088	101.2
All areas are net internal.		



## TERMS

A new effective FRI lease on terms to be agreed.

## RENT

£20,000 per annum exclusive.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## SERVICE CHARGE

There is a service charge for utilities and maintenance, details on application.

## BUSINESS RATES

The business rates payable are to be reassessed on occupation.

## EPC

The EPC can be produced on request.

## LEGAL COSTS

The incoming tenant is to be responsible for both parties legal costs.



## CONTACT US

To book a viewing or receive further information, please get in touch.



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