



## Newly Renovated City Centre Office

### 1st and 2nd Floor

35 East Street, Brighton, BN1 1HL

Office

# TO LET

**970 sq ft**

(90.12 sq m)

- Located in The Lanes
- 2 Storeys
- Newly Renovated
- Own front door

# 1st and 2nd Floor, 35 East Street, Brighton, BN1 1HL

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 970 sq ft                          |
| Rent           | £18,000 per annum                  |
| Rateable Value | £19,000                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

A fantastic opportunity to occupy characterful office accommodation arranged over the first and second floors of this attractive period building. The space is well suited to a variety of commercial occupiers and benefits from its own private entrance.

The accommodation is arranged as two office suites on each floor, with the front-facing offices benefiting from a bright southerly aspect overlooking East Street. On the first floor, there are two W/C facilities, while the rear office enjoys excellent natural light from a skylight and access to a private balcony.

The second floor provides a further front and rear office, together with a newly fitted kitchen & breakout space creating a practical and well-balanced working environment throughout.

The property has recently undergone refurbishment works, including newly plastered and painted interiors, upgraded electrics, new kitchen facilities, and refurbished W/Cs. Plywood flooring has also been installed throughout, providing a practical blank canvas ready for an incoming tenant's preferred finish or layout requirements.

## Accommodation

The accommodation comprises the following areas:

| Description     | sq ft      | sq m         |
|-----------------|------------|--------------|
| 1st Floor Front | 292        | 27.13        |
| 1st Floor Rear  | 281        | 26.11        |
| 2nd Floor Front | 170        | 15.79        |
| 2nd Floor Rear  | 159        | 14.77        |
| Kitchen         | 68         | 6.32         |
| <b>Total</b>    | <b>970</b> | <b>90.12</b> |

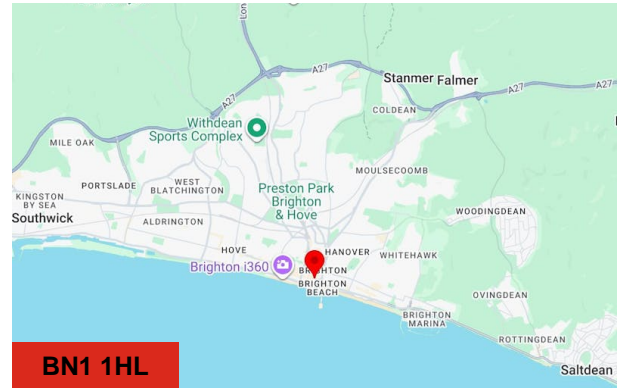
## Location

Situated in the heart of Brighton's vibrant city centre, 35 East Street occupies a prime position close to North Street, The Lanes and Brighton seafront. The surrounding area offers an excellent mix of retail, restaurant and leisure amenities, with nearby occupiers including Charlotte Tilbury, Free People, Pure Seoul, Crepe Affair, The Sussex Arms, The Permit Room and a wide variety of independent boutiques, cafés and bars nearby.

Brighton railway station, Churchill Square Shopping Centre, the seafront, public car parks and extensive bus routes are all within easy walking distance, providing excellent accessibility for staff and visitors alike.

## Terms

The offices are available TO LET by way of a new effective full repairing and insuring lease, for a term to be negotiated and agreed. The commencing rental is £18,000 per annum exclusive and subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.



## Viewing & Further Information



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