



36 Vine Street

Brighton, BN1 4AG

**Desirable self contained  
offices to let in Brighton's  
fashionable North Laine.**

**1,033 sq ft**  
(95.97 sq m)

- RENT £28,000 PAX
- Wood Flooring
- Great North Laine Location
- LED Lighting panels
- Close To Brighton Station
- Kitchen Facilities

# 36 Vine Street, Brighton, BN1 4AG

## Summary

Available Size	1,033 sq ft
Passing Rent	£28,000 per annum
Rates Payable	£8,483 per annum
Rateable Value	£17,000
Legal Fees	Each party to bear their own costs. The incoming party to be responsible for the landlords reasonable legal costs.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## Description

An impressive self contained 3 storey office building. On the ground floor is a reception area, 2 meeting rooms, kitchen point & WC facilities. Accessed via an internal staircase are further open plan office spaces at 1st & 2nd floor.

## Location

The subject property is situated on the eastern side of Vine Street in Brighton's North Laine, which runs from North Road to Gloucester Road. Nearby occupiers include Bill's, Burger Brothers, Wagamama's, Starbucks, Chilli Pickle & Pure Gym, whilst Brighton Station is only a short walk away.



## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Ground - Floor Offices	412	38.28
1st - Floor Offices	362	33.63
2nd - Floor Offices	259	24.06
<b>Total</b>	<b>1,033</b>	<b>95.97</b>



## Terms

Available by way of assignment of existing full repairing & insuring lease for a term of 10 years from the 7th of November 2020 until the 6th November 2030 with provision for rent review on the 5th anniversary. Alternatively a sublease outside of the Landlord & tenant act 1954 may be available for a minimum term of 3 years.

## Viewing & Further Information



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Experian Goad Plan Created: 21/06/2022  
Created By: Eightfold Property

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