



OFFICE TO LET

## THE DESIGN QUARTER

129-130 Edward Street, Brighton, BN2 0JL

MODERN OFFICES TO LET IN GATED OFFICE  
DEVELOPMENT

634 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	634 sq ft
Rent	£14,500 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£6,237.50 per annum Subject to status this property may qualify for 100% small business rate relief.
Rateable Value	£12,500
Service Charge	A service charge will be put in place to cover the shared costs of the development.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises a modern self contained office space with features including a spectacular roof light. Accessed via a private gate into the development the office is then entered via its own front door leading to an open plan office space where at the far end is a 2nd office/ boardroom. Within the office is also a kitchen area as well as disabled WC.

## Location

The property is situated on the southern side of Edward Street opposite the newly developed Edward Street Quarter where Natwest, Octopus Energy & Knights Solicitors have their offices. St James's Street, running parallel to Edward Street is situated to the south of the property, Kemptown Village & Brighton Marina to the east whilst Brighton City Centre is a few minutes walk away to the west.

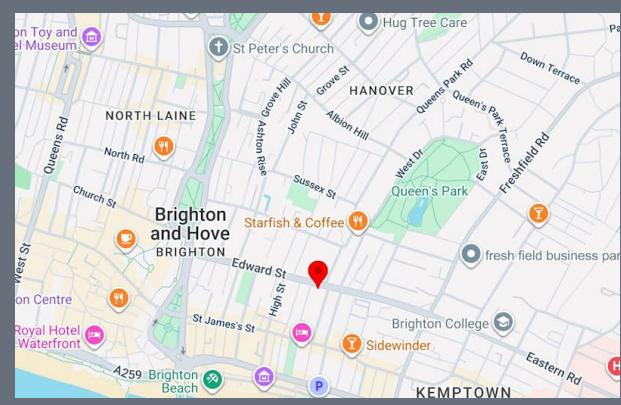
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	634	58.90
<b>Total</b>	<b>634</b>	<b>58.90</b>

## Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years. Our clients may consider a sale of the property.



## Get in touch

### Max Pollock

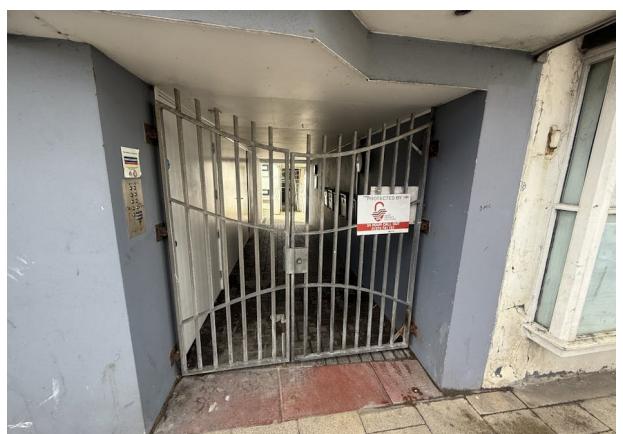
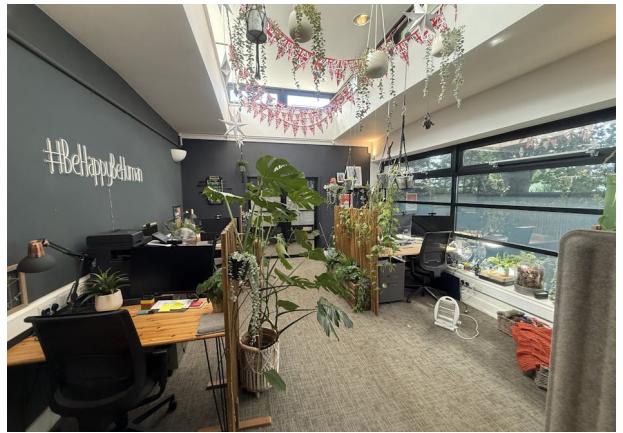
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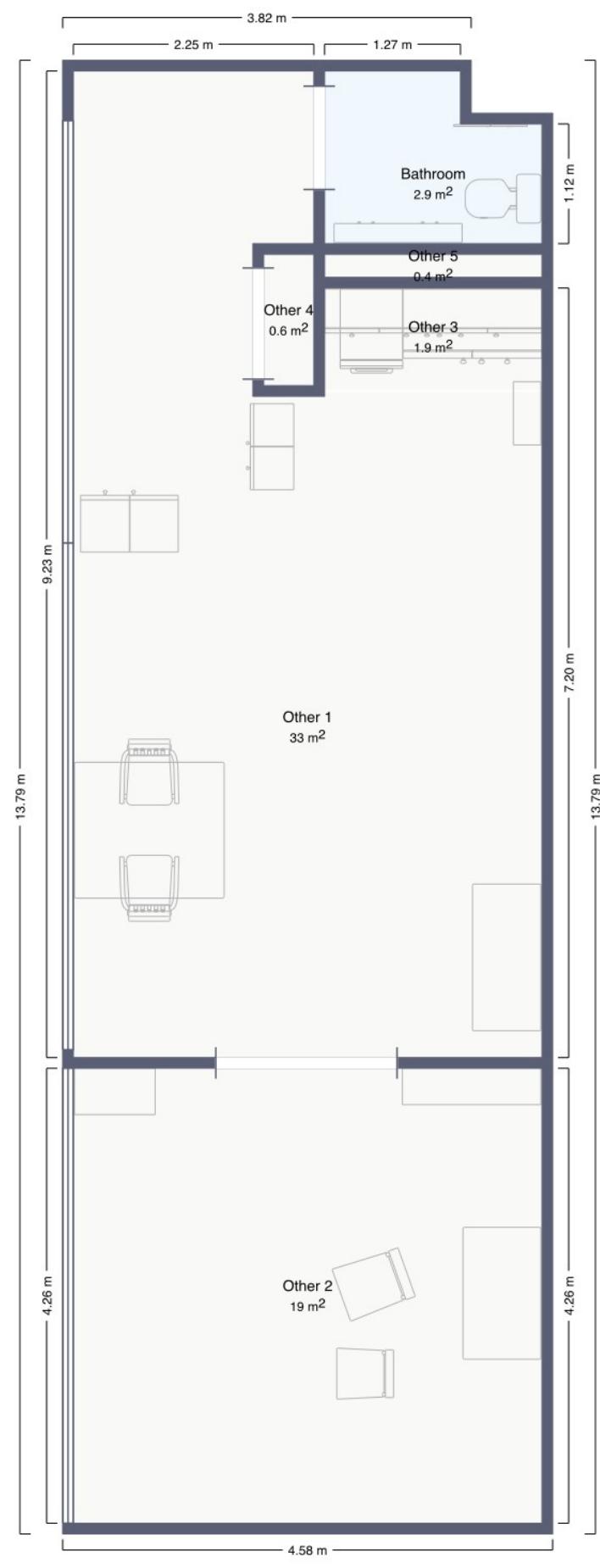
### Eightfold Property

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

Approximately 63 m<sup>2</sup> total



1 m