



Ground Floor, 23 Regent Street

Brighton, BN1 1UL

To Let: High-Quality Self-Contained Office Suite Located In The North Laines

310 sq ft
(28.80 sq m)

- High Quality Self-Contained Office Accommodation
- Prominent North Laine Location Close to Brighton City Centre
- White-Box Finish
- DDA-Compliant WC, Kitchenette and Storage

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Summary

Available Size	310 sq ft
Rent	£13,000 per annum
Rateable Value	£9,200
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The ground floor comprises a well-presented, self-contained office suite within a high-quality building in Brighton’s North Laine. The accommodation has been recently refurbished and is presented in white-box condition, providing a modern workspace that an incoming occupier can configure to suit their requirements.

The office benefits from excellent natural light through double-glazed windows, together with LED lighting and electric heating. The self-contained layout also incorporates a private DDA-compliant WC, kitchenette and storage area.

Offering a combination of modern finishes, practical facilities and a central location, the property provides an attractive workspace for businesses seeking private office accommodation within Brighton city centre.

Location

Regent Street forms part of Brighton’s well-established North Laine, one of the city’s most vibrant commercial and cultural quarters.

The surrounding area is home to a diverse mix of independent retailers, cafés, restaurants, bars, professional businesses and creative occupiers, providing an attractive working environment within the city centre.

The property is situated close to Brighton Dome, Theatre Royal and Komedia, with the Royal Pavilion, Churchill Square and Brighton seafront all within convenient walking distance.

Brighton mainline railway station is a short walk to the north and provides regular services to London and destinations throughout Sussex. Numerous local bus routes also operate within the surrounding area.

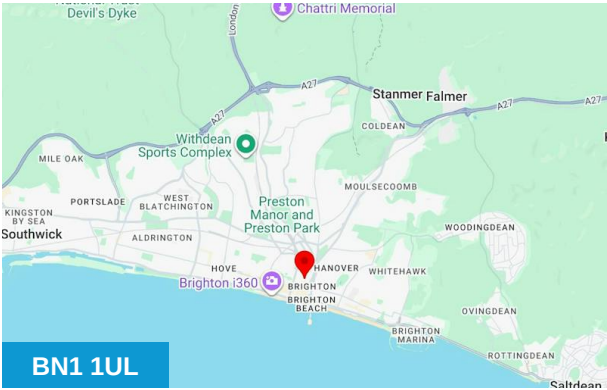
Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground	Office	310	28.80
Total		310	28.80

Specification

- Self-contained ground floor office suite
- Recently refurbished accommodation
- White-box finish
- Double-glazed windows



Viewing & Further Information



Oliver Graves
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- Excellent natural light
- LED lighting
- Electric heating
- Private DDA-compliant WC
- Kitchenette
- Dedicated storage area

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.