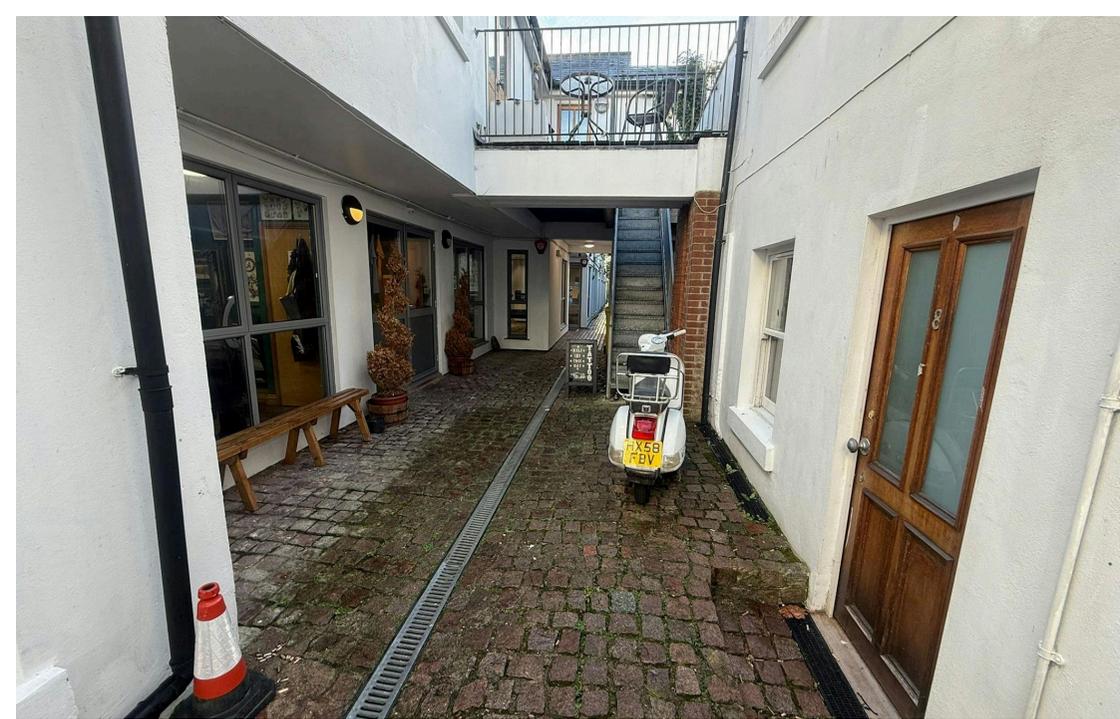


### **3 Trafalgar Mews, Brighton, BN1 4EZ**

Office To Let | £27,500 per annum Per annum exclusive of rates service charge and all other outgoings. | 993 sq ft

EXCELLENT MODERN NORTH LAINE OFFICE TO LET IN GATED MEWS

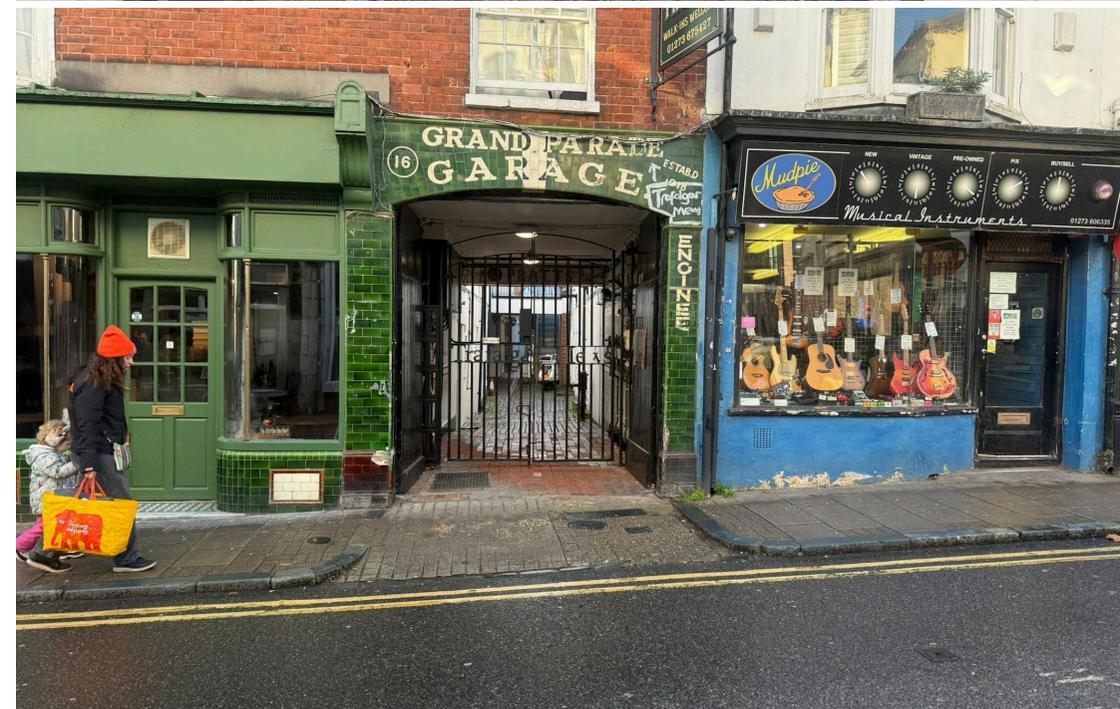


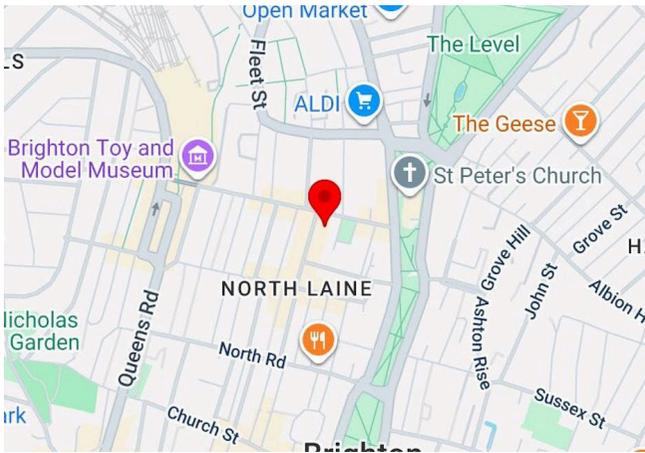
## Description

This property comprises a modern self contained office space spanning over 2 floors. The office is accessed via a secure gate into a private courtyard that the leads to the office. The office itself has an open plan workspace, kitchen and W/Cs on the ground floor with an additional office space at 1st floor level. features within the unit include air conditioning in part whilst the landlord will also be carrying out a refurb before occupation including floor sanding, new lighting & decoration.

## Location

Situated in a central position on the southern side of Trafalgar Street, between Sydney Street & Pelham Square in the popular North Laine area. Brighton Mainline station with trains to London Victoria (47 mins) & along the coast. Nearby occupiers include, Fatto a Mano, O'Shio Japanese and Korean restaurant, Moksha Caffe, North Laine Brewhouse and the Lord Nelson Inn.





### Summary

- Rent: £27,500 per annum Per annum exclusive of rates service charge and all other outgoings.
- Business rates: 43.2p multiplier from April 2026
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 3 years

### Further information

- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings



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### Accommodation

Name	sq ft	sq m
Ground	743	69.03
1st	250	23.23
<b>Total</b>	<b>993</b>	<b>92.26</b>

### Terms

Available by way of a new effective full repairing & insuring lease for a term of at least 3 years. A rent deposit will be required subject to status of between 3 & 6 months rent.

### AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.

### Availability

Available Immediately

