



**TO LET**

2nd FLOOR, BOSTEL HOUSE  
37 WEST STREET, BRIGHTON BN1 2RE



2nd Floor, Bostel House  
37 West Street, Brighton BN1 2RE

## Key Features

- Comprising a fully fitted plug & play office suite
- Ready for immediate occupation
- Exposed services
- Suspended LED lighting modules
- Complete with meeting rooms and break out areas
- Fully fitted kitchen with integrated appliances
- Air conditioning
- Gas central heating
- Nearby car parking (at additional cost)
- Exclusive showers and WCs
- Within a 5 minute walk of Brighton Station
- Close to Churchill Square, The Seafront and Brighton Pavilion

## Location & Situation

The property is located in the heart of Brighton city centre on the western side of West Street, in close proximity to the Clock Tower intersection with North Street and Queens Road. Bostel House is a short walk away from Churchill Square, The Lanes and Brighton Railway Station.





## Description & Accommodation

The subject premises are located on the 2nd floor providing plug & play workspace set within the heart of Brighton.

The office provides fully air conditioned high specification open plan accommodation. The space benefits from WC, kitchen and shower provisions.

The interior finishes have been carefully chosen to compliment the character of the building and to create a modern and contemporary style studio office environment and to a specification that includes:

- Newly designed entrance lobby area
- Feature walls
- New passenger lift serving all floors
- Lopen suspended LED lighting
- Exposed ceiling & services
- Newly installed windows
- Reclaimed timber flooring
- Showers & WCs to all floors

The property has the following approximate Floor Area:

Area	Sq Ft	Sq M
Second Floor	2,536	235.6





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## EPC

An EPC is being prepared and will be available shortly.

## Tenure

The second floor is available by way of a sublease or assignment.

## Terms

On Application.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to, VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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