



**TO LET**

**11 Old Steine  
Brighton BN1 1EJ**



## Key Features

- Bright and spacious private offices
- Space suitable for 10 – 12 desks
- Within an attractive Georgian building
- Ideally located near Brighton Seafront, The Lanes and North Laine
- Available on flexible and inclusive terms
- Business rates, service charge, amenities, etc. all included
- 1Gb leased line connectivity
- The property is not elected for VAT

## Location

The property is located on Old Steine, just north of St James's Street, within 0.2 miles of Brighton Pier to the south and 0.7 miles of Brighton Station to the north west.





## Terms

The suites are available to let by way of easy in & easy out licence agreements on a fully inclusive basis.

The building benefits from pre-installed fast broadband. High speed internet connectivity packages available from £50 pcm per unit.

## Accommodation

Floor	Size	Price PCM
First Floor	10-12 Desks	£2,650



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

