

Modern City Centre offices with parking **TO LET**

from 1,817 - 5,468 sq ft

On the instructions of:



PALACE CAPITAL plc



Prime City Centre offices



Recently refurbished throughout



Including new VRF cooling system
to all floors



Electric car charging points available



8 minute walk to Brighton
Mainline Railway



Brighton seafront just
3 minutes walk



On site parking &
opposite NCP
Car Park

OVEST HOUSE

58 WEST STREET | **BRIGHTON** | BN1 2RA

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Description:

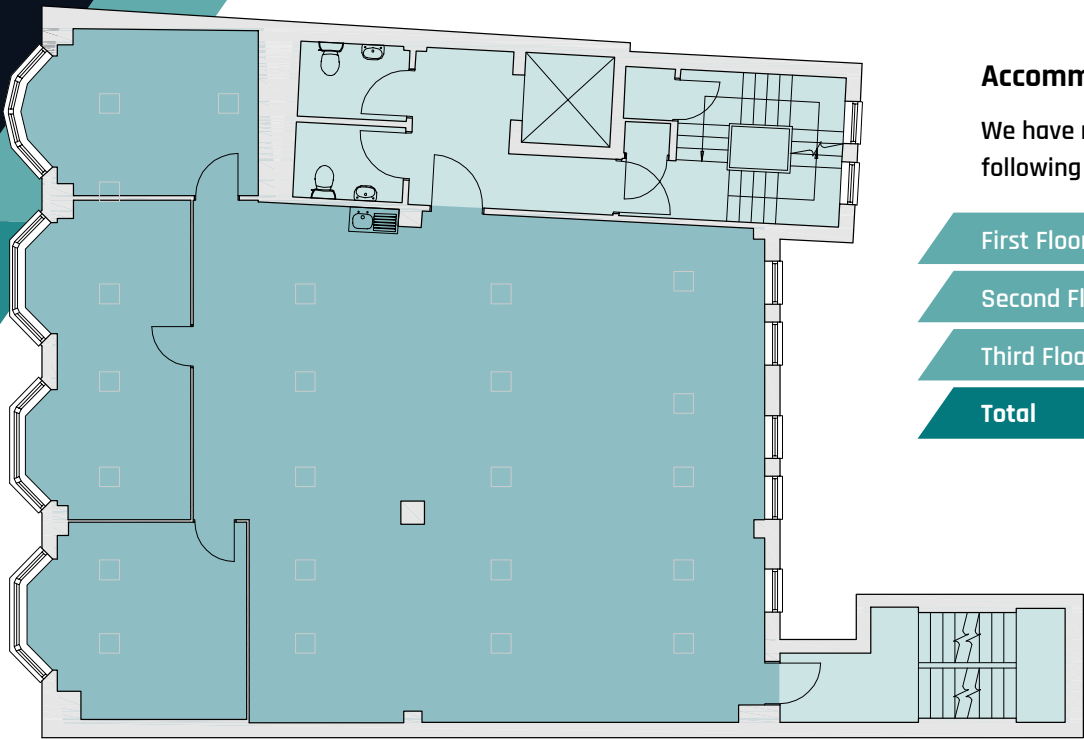
Ovest House comprises a modern purpose built office building arranged over five floors with the subject accommodation located on the 1st, 2nd and 3rd floors. To the rear of the building there is a private, secure car park. Electric car charging points are available.

Amenities include:

- Carpeting throughout
- Good natural light
- Recessed CAT II fluorescent lighting
- New VRF cooling
- Suspended ceilings
- Door entry system
- Central heating
- 2 parking spaces per floor
- Raised floors
- Lift



PRIME CITY CENTRE OFFICES



Second Floor Plan

Accommodation:

We have measured the accommodation to have the following approximate net internal floor areas:

First Floor	1,817 sq ft	168.81 sq m
Second Floor	1,834 sq ft	170.41 sq m
Third Floor	1,817 sq ft	168.81 sq m
Total	5,468 sq ft	508.03 sq m

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Location:

Ovest House is located in the centre of Brighton on the northern end of West Street. Brighton mainline railway is just an 8 minute walk to the north and a number of bus routes stop at the station and closer on Western Road, Queens Road and North Street, so the property is well served by public transport. The seafront, The Lanes Shopping area and Churchill Square shopping centre are all on the doorstep providing café, restaurant and shopping facilities. There is a NCP car park opposite the property for visitors to the office.



Planning:

The building falls under Use Class E The Town and Country Planning (Use Classes) Order 1987 (as amended).

EPC:

1st Floor: C-74 / 2nd Floor: C-71 / 3rd Floor: C-58.

Terms:

The space is available by way of a new effective FRI lease for the whole or on a floor by floor basis.

VAT:

VAT is payable on terms quoted.

Rent:

£30 psf exclusive.

Rateable Value:

Rates will be payable by the tenant. The Rateable Value for each floor needs to be reassessed, for further information contact Brighton & Hove Council.

Service Charge:

A service charge is payable - further information available on request.

Legal Costs:

Each party to bear their own legal costs incurred.

Viewing:

Strictly via joint sole agents:



Contact: Ed Deslandes
Email: e.deslandes@flude.com
Phone: 01273 740396



Contact: Emma Ormiston
Email: eormiston@shw.co.uk
Phone: 01273 876203



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