



MAKING
PROPERTY
WORK
SHW.CO.UK

TO LET

OFFICE – 1,148 SQ FT (106.65 SQ M)

Office 4, 10 Hanningtons Estate, Hanningtons Lane, Brighton, BN1 1EB

LOCATION

The property is located in the heart of Hanningtons Estate parallel to North Street. Regular bus services run nearby on North Street, Queens Road & Western Road.

Churchill Square Shopping centre and the Lanes are a few minutes walk away providing a number of shops, restaurants, offices and bars. Brighton Station is less than 10 minutes walking distance and provides direct services to London Victoria (56 minutes fastest).

DESCRIPTION

10 Hanningtons Lane forms part of the wider Hanningtons Estate. The available space is on the top floor of this purpose-built office building.

The office is predominantly open plan providing high specification offices to include LED lighting and energy efficient air conditioning.

The space also benefits from a modern kitchen point and fitted glazed meeting rooms.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Office 4	1,148	106.65

AMENITIES

- 24/7 access
- Air conditioning
- LED lighting
- Secure bike storage
- Shower facilities
- Meeting rooms

RENT

£40,180 per annum exclusive.

RATES

The rateable value for the property is £13,500 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

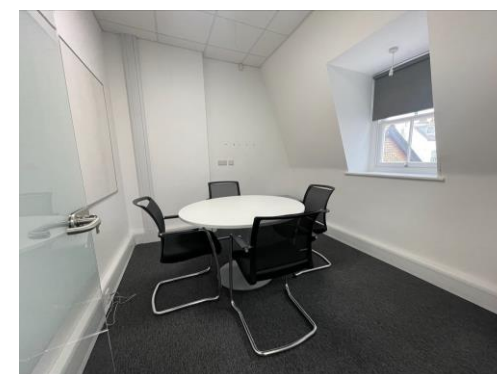
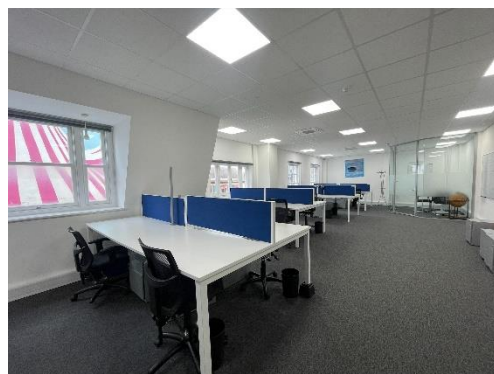
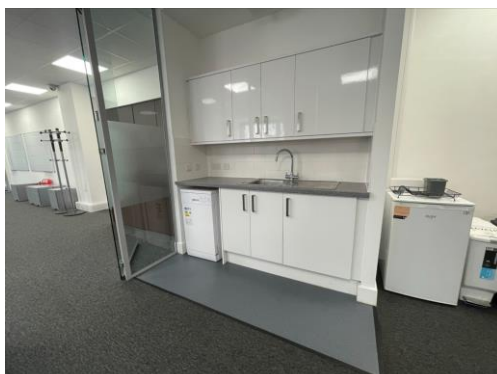
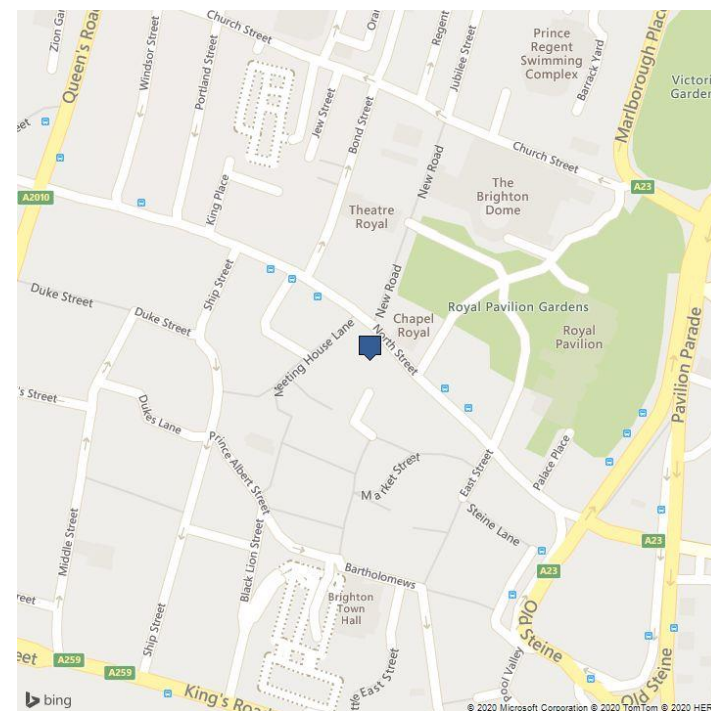
Each party is to be responsible for their own legal fees.

EPC

The EPC for the property is A.

SERVICE CHARGE

A service charge is payable – information on request.



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

Jasmine Dean-Milward

t: 01273 876 209

e: jbryant@shw.co.uk

e: jdean-milward@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316