

Unit A-E Level 3 South
New England House
New England Street
Brighton BN1 4GH



Gross Internal Area
8,460 sq ft



Annual Rent
£99,980 per annum



EPC Rating
Rated D

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Location

New England House is prominently situated within Brighton city centre in an established commercial location. The building is opposite the 24 acre New England Quarter development which includes numerous apartments, offices, restaurants, shops, a supermarket and a hotel.

The location benefits from good road communications being near the A270 and A23. The A27/A23 interchange is some 2.50 miles to the north and the A259 some 1.25 miles to the south. The area is well served by public transport, being within a few minutes' walk of Brighton railway station and close to the main bus routes within the city centre.

Description

New England House is a landmark city centre building housing a vibrant business centre, which provides a mix of self-contained office and workshop units.

The available accommodation comprises an open plan office unit. Consideration may be given to splitting the accommodation into two separate units.

On-site parking may be available by separate negotiation.

We have measured the Gross Internal Area (GIA) of the building in accordance with the RICS Property Measurement (2nd Addition):

Floor	Sq ft	Sq m
Unit A -E L3 South	8,460	785.96
	Total	Total

Tenure

The unit is available by way of a new 3 year lease to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. A mutual break option is operable upon giving 3 months' written notice (after the first 3 months of the lease).

Rent

£99,980 per annum, payable quarterly in advance

Business rates

We understand that the property is assessed as follows:

Rateable value: £103,000

UBR (2021/22): 51.2p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

The ingoing tenant is to pay a contribution of £350 towards the Landlord's legal costs

Service charge

The initial service charge for 2021/2022 is budgeted at £36,708.

EPC Rating

The Energy Performance Asset Rating (EPC) is D. A certificate can be made available.



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4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

MARKETING PROCESS

General Marketing Process - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
2. Details of the offer tabled, including initial rent and lease terms proposed i.e. length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
5. Is a short rent-free period required to enable fit-out?
6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition the contact details for the referees: namely bankers (plus account name, number and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
- 7a. Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 7b. Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

Note: In respect of the above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g. £1 in excess of the highest annual rent submitted.. If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young:

Avison Young, 44 / 46 Old Steine, Brighton, BN1 1NH

(2021: Subject to contract, without prejudice and for guidance purposes only)