

The Lion Building, Crowhurst Road Hollingbury, Brighton BN1 8AF

TO LET



- *Prominent building*
- *A27 135m (A23 1.5 miles)*
- *Air-Conditioned*
- *Security Alarm*
- *Door entry system*
- *Recessed Lighting*

*Ground Floor 2,384 sq ft
(221.5 sq m) n.i.a*

*Basement 864 sq ft
(80 sq m) n.i.a*

8 private car spaces



location

The Lion Building is an office building situated in Crowhurst Road close to the A27 Hollingbury junction.

description

Modern cellular offices comprising the entire ground floor with fitted kitchen. There is basement storage with male & female W.C's.

lease

new effective full repairing & insuring lease on terms to be agreed.

rent

£35,000 per annum exclusive.

business rates

RV £30,750 UBR 49.9p (Apr 21/22).

service charge

on application.

vat

VAT is chargeable on the rental outgoings.

planning

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.





viewing & further info

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epc

on request.

permitted use

*B1 offices. Consideration will be given to
alternative uses.*

legal costs

*each party to be responsible for own legal
costs.*

