



Third Floor  
19a Portland Street, Brighton, East Sussex BN1 1RN

**TO LET**

## SUPERBLY FITTED OFFICE SPACE LOCATED IN BRIGHTON CITY CENTRE

Size 504.18 sq m (5,427 sq ft)  
(With potential to split into 2 separate suites)

### Key Features:

- Comprising high specification and versatile office accommodation
- Fitted to an exceptionally high standard throughout
- Located in the heart of the city centre
- Air conditioned





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## Location

The property is situated within an established business location in the heart of the city centre close to the Clock Tower, and just 5 minutes' walk from the seafront, Churchill Square shopping centre and Brighton Station.

## Accommodation

The subject space is located on the third floor of this attractive character building, and has been fitted to an exceptionally high standard throughout, and to include an impressive board room, various meeting rooms, an extensive break out area and fully fitted kitchen with servery.

There is also potential to split the floor to create 2 smaller suites of circa approx. 2,500 sq ft each.

We have measured the existing accommodation to comprise the following approximate IPMS 3:

Floor	Sq Ft	Sq M
Third	5,427	504.18

## EPC

We understand the property to have an EPC rating of C(54).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rent of £25 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2017): £68,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT & Legal Fees

We understand the property is not elected for the Vat and that therefore the rental will not attract the addition of VAT.

Each party to bear their own legal costs incurred.



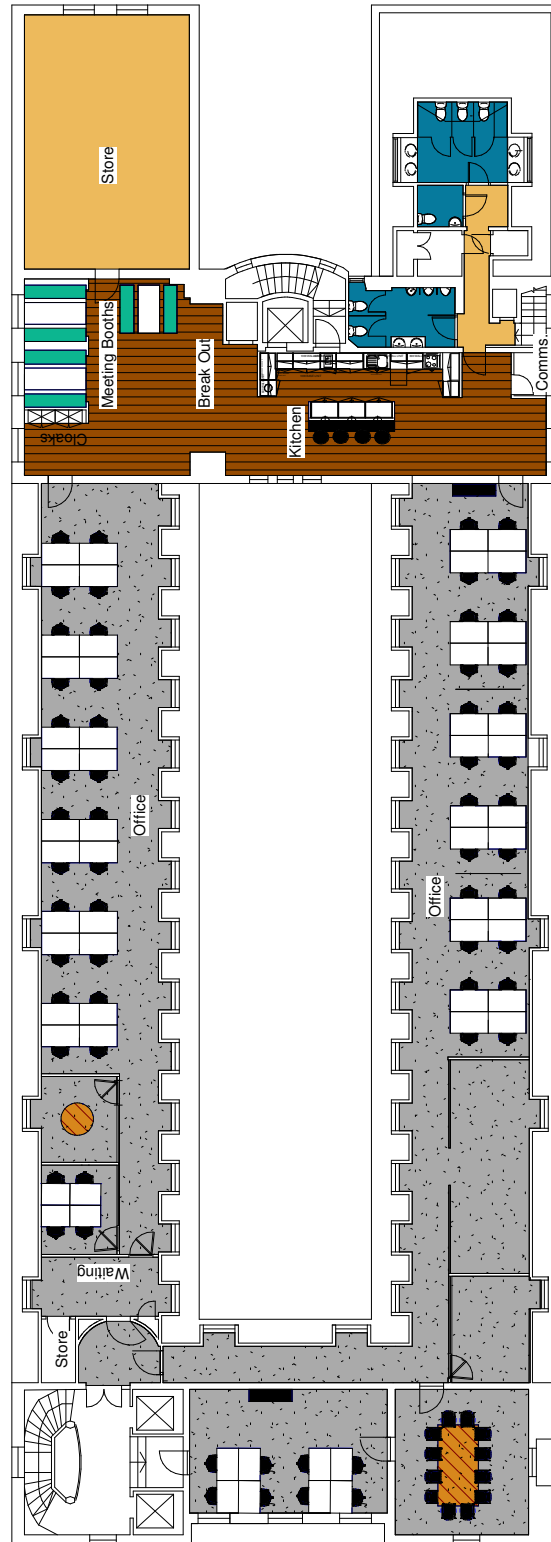
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



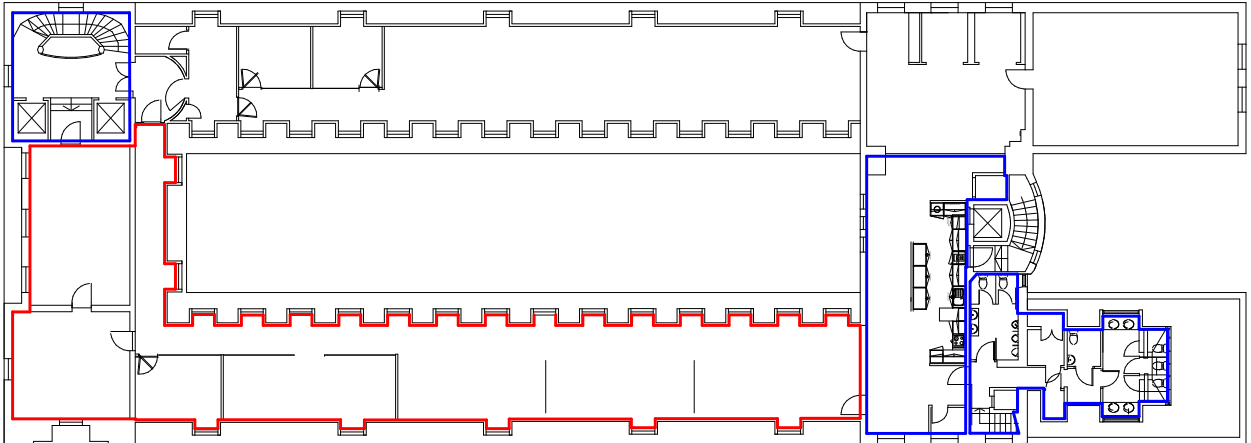
Floor Plan



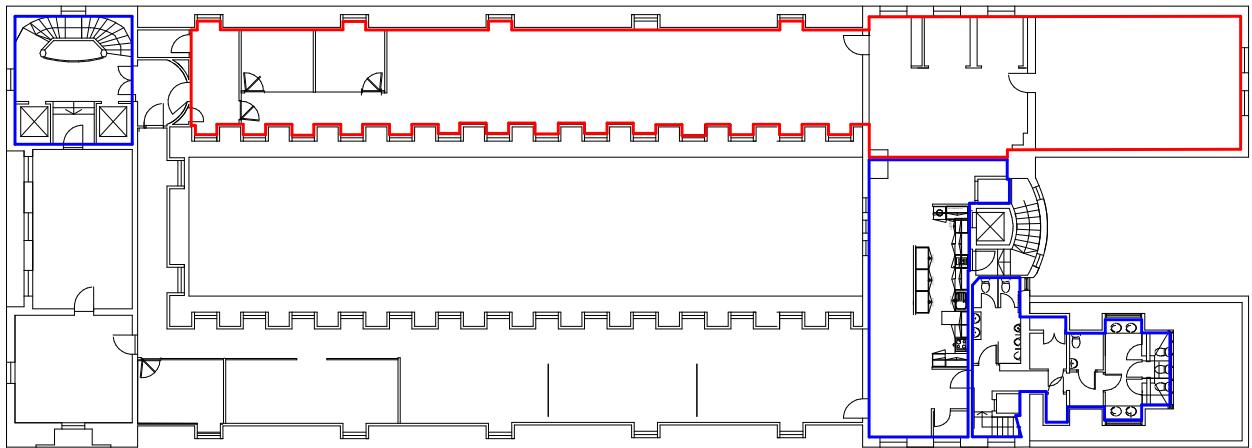
1 THIRD FLOOR  
1 : 200



Potential split options



2 THIRD FLOOR  
1 : 200



2 THIRD FLOOR  
1 : 200



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Aaron Lees**

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