



**Sussex House**  
Crowhurst Road, Brighton, East Sussex BN1 8AF

**TO LET**

## SUBSTANTIAL PREMISES TO LET SUITABLE FOR A VARIETY OF USES UNDER USE CLASS E (STNC)

Available from 6,416 sq ft to 15,100 sq ft

### Key Features:

- Providing mainly open plan and versatile accommodation
- Arranged over ground and first floors
- Shell & core condition ready for tenant fit-out
- Secure internal and external car parking
- Onsite disabled and cycling parking facilities
- Access to communal roof terrace
- Low service charge at sub £2 psf





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## Location

Crowhurst Road is situated to the north of Brighton in the Hollingbury area, and which comprises a mix of retail, industrial and office occupiers, and provides immediate access to the A27/A23 to the north, and Brighton and surrounding conurbations to the south, east and west.

## Accommodation

The subject premises are arranged over part ground and part 1st floors of this substantial mixed use commercial property. The majority of the space has up until recently been in use as an immersive leisure experience, and as such comprises a range of differing types of accommodation. The lessor is willing to consider proposals for either part only or all of the space and for a range of uses.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	6,416 sq ft	596 sq m
First	8,684 sq ft	807 sq m
<b>Total</b>	<b>15,100 sq ft</b>	<b>1,403 sq m</b>

## EPC

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

## Terms

The property is available to let by way of a new full repairing and insuring lease or leases for a term and rent to be agreed exclusive of rates, building insurance, service charge, heating, lighting etc.

## 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.

## Business Rates

Rateable Value (2017): TBC

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

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

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:

**Ed Deslandes**

[e.deslandes@flude.com](mailto:e.deslandes@flude.com)

01273 727070

[www.flude.com](http://www.flude.com)

**Nick Martin**

[n.martin@flude.com](mailto:n.martin@flude.com)

01273 727070

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





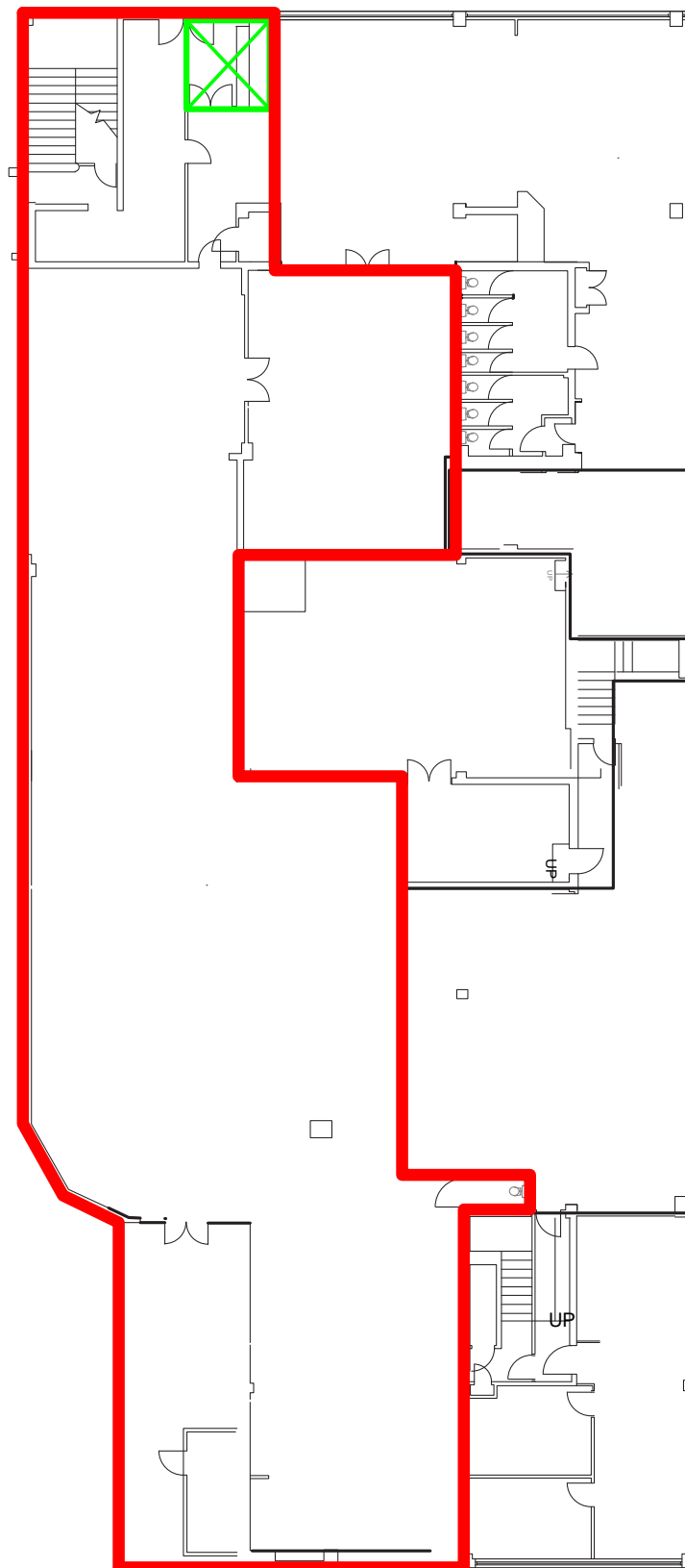
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## Ground Floor Plan





## First Floor Plan

