



27-29 North Street
Brighton, East Sussex BN1 1EB

TO LET

PENTHOUSE OFFICE SUITE IN BRIGHTON CITY CENTRE

Third floor 165 sq m / 1,776 sq ft

Key Features:

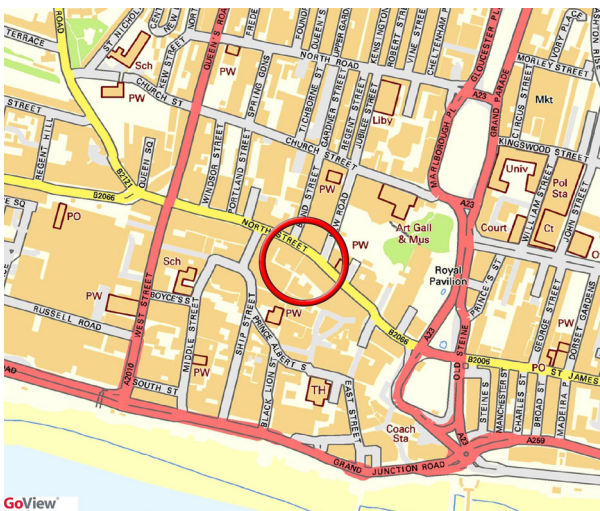
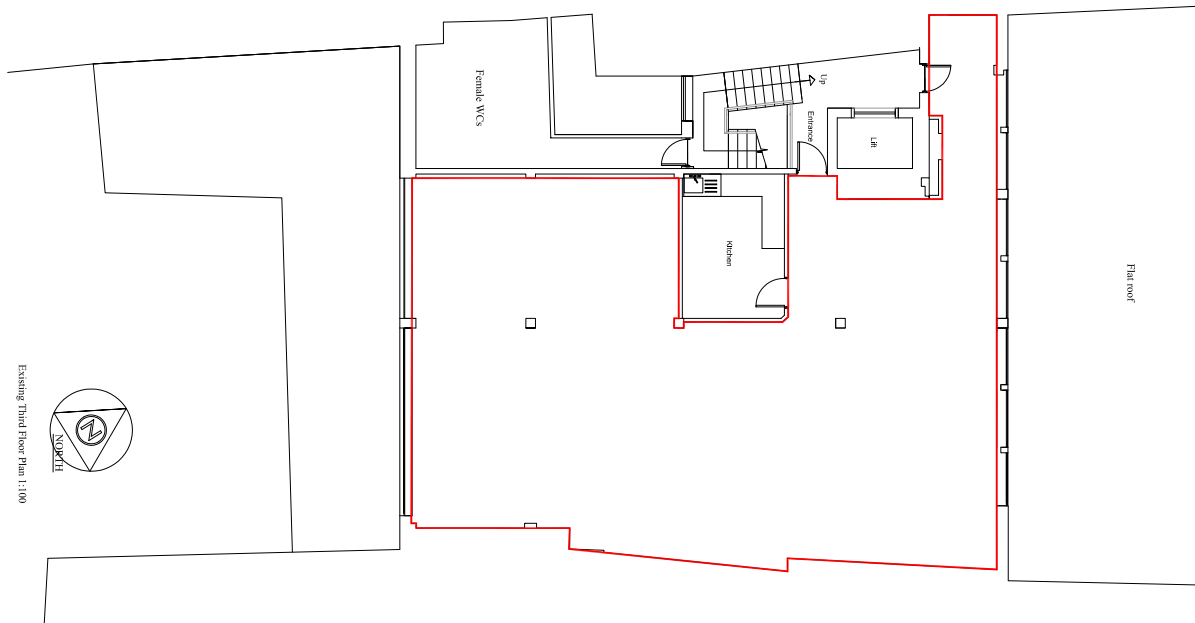
- Modern open plan office suite
- Located in the heart of the city centre
- Close to Churchill Square Shopping Centre
- Within a few minutes' walk of Brighton Station
- Air conditioning
- To let on a new lease
- Rent £25 psf





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Floor Plans





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Location

The property is situated in the heart of the city on the southern side of North Street close to the northern entrance to The Lanes. North Street is a busy pedestrian and vehicular thoroughfare providing access into the city centre and is well served by numerous bus and taxi services. Churchill Square shopping centre, The Royal Pavilion and the seafront are within easy walking distance, whilst Brighton Station is within a 10 minute walk to the north.

Accommodation

The subject suite is located on the third floor of his purpose built mixed use office and retail building, and are arranged as open plan office accommodation.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Third	1,776 sq ft	165 sq m

EPC

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

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 at a rental of £25 per sq ft per annum exclusive.

Business Rates

Rateable Value (2023): £28,000.

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:

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