



34 West Street Upper Units
Brighton, East Sussex BN1 2RE

TO LET

WELL PRESENTED CITY CENTRE OFFICE SUITES

First Floor - 174.2 sq m / 1,875 sq ft

Key Features:

- Comprising a self-contained 1st and 2nd floor office
- Located in the heart of the city centre
- Within a few minutes' walk of Brighton Station
- Available to let on a new lease
- Rent £24 psf per annum exclusive





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Location

The property is located in the heart of the city centre on the west side of West Street on its junction with Regency Road. West Street runs south from the local landmark of the Clock Tower, and the junction of Western Road, North Street and Queen's Road.

Accommodation

The subject premises are arranged over the first and second floor of this 3-storey commercial property. The suites are fitted to a typical office specification to include:

- Predominantly open place work space
- Carpet tile flooring
- LED lighting panels
- Separate male and female WC's
- Kitchen and break out area

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

Floor	Sq Ft	Sq M
First	1,300 sq ft	120.77 sq m
Second	575 sq ft	53.42 sq m
Total	1,875 Sq Ft	174.19 Sq M

EPC

E (104)

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 space is available to let by way of a new lease for a term to be agreed at a rental of £24 psf per annum exclusive.

Business Rates

Rateable Value (2023): 1st Floor £21,000
Rateable Value (2023): 2nd Floor TBC

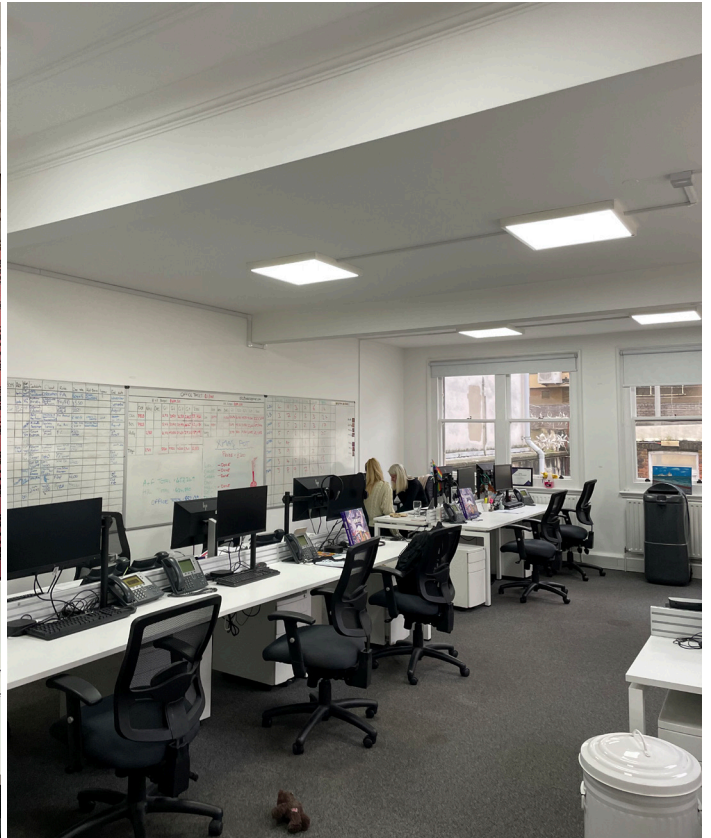
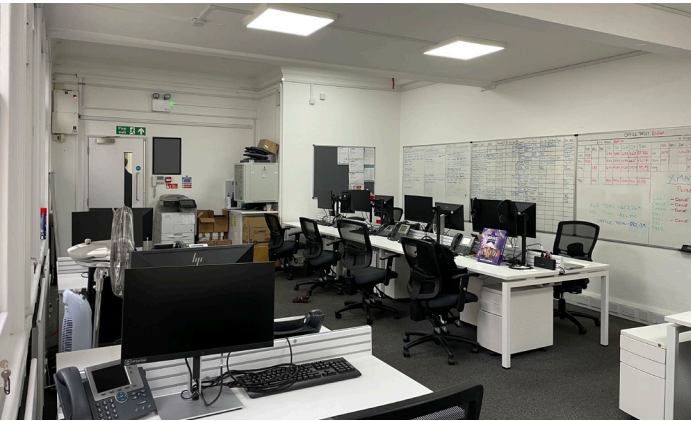
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



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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 agents Flude Property Consultants

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com

Nick Martin

n.martin@flude.com

01273 727070

www.flude.com

