



**TO LET**

7 Albion Street  
Brighton, East Sussex BN2 9NE





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## Key Features

- Comprising self-contained office space
- Arranged over 3 floors
- Fitted to an exceptionally high standard throughout
- Located in central Brighton
- Available on flexible / part-inclusive terms
- Within walking distance of Brighton Station
- Easy access to A23 & A270 Lewes Road

## Location & Situation

The property is located in central Brighton and benefits from easy access to the A23 and the A270 Lewes Road. The London Road shopping area is located within a couple of minutes' walk from the property providing a diverse array of local amenities. Brighton Station lies within short walking distance to the west, whilst there are numerous bus services close by.

Location pin (what3words) : spins.glove.transfers  
<https://what3words.com/spins.glove.transfers>







## Description & Accommodation

The available space is arranged mainly over the ground and first floors of this well configured office building to provide a mix of contemporary style office / studio workspace, and further ancillary accommodation over the lower ground floor.

The property benefits from a range of amenities including kitchen, meeting rooms, break out areas, bike store and showers.

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

Floor	Sq Ft	Sq M
Lower ground	417	38.77
Ground	818	76.00
First	616	57.22
<b>TOTAL</b>	<b>1,851</b>	<b>171.99</b>

## Rateable Value

Rateable Value 2023: Ground & lower ground floor £16,250

Rateable Value 2023: First floor £12,000\*\*

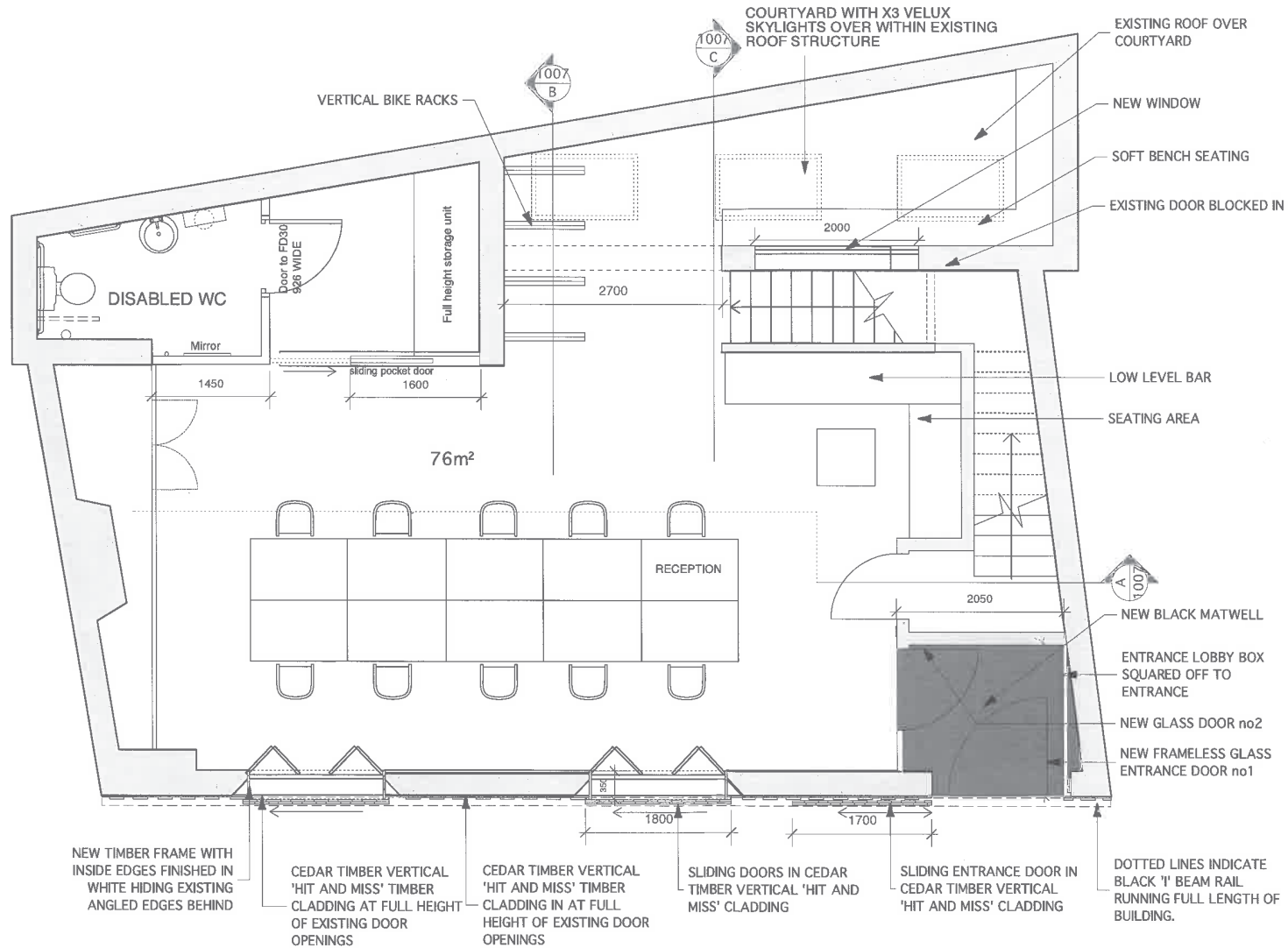
\*\* Please note the majority occupiers can expect to benefit from partial rate relief, subject to status. Further information:

<https://www.gov.uk/calculate-yourbusiness-rates>





FLOOR PLAN For identification purposes only





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## EPC

TBC

## Planning

We understand that the premises benefits 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

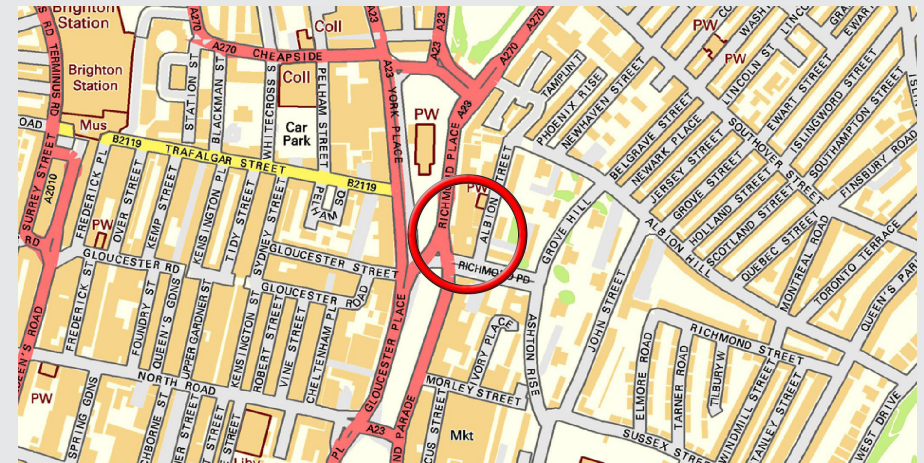
The property is offered to let on a new lease for a term to be agreed and at a rent of £39,995 per annum exclusive.

## Legal Fees & VAT

Each party to bear their own legal costs incurred. Rents and prices are quoted exclusive but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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