



18 Circus Street
Brighton BN2 9QF

TO LET

GROUND FLOOR OFFICE SIZE 163.97 SQ M (1,765 SQ FT)

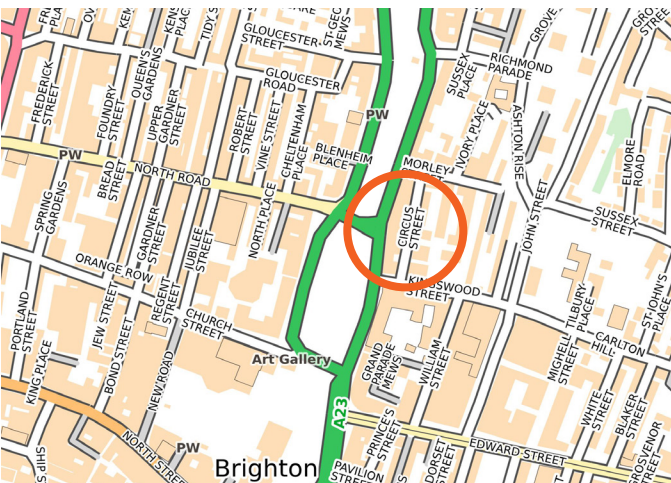
Key Features:

- Fully fitted and contemporary styled ground floor office / studio premises
- Fitted meeting rooms and break out areas
- Kitchen, shower and WC facilities over lower ground.
- Enclosed (external) courtyard area
- Exposed ceilings, services and brickwork
- Dual access onto Circus Street and Grand Parade
- Available by way of a new lease on inclusive terms
- No service charge payable

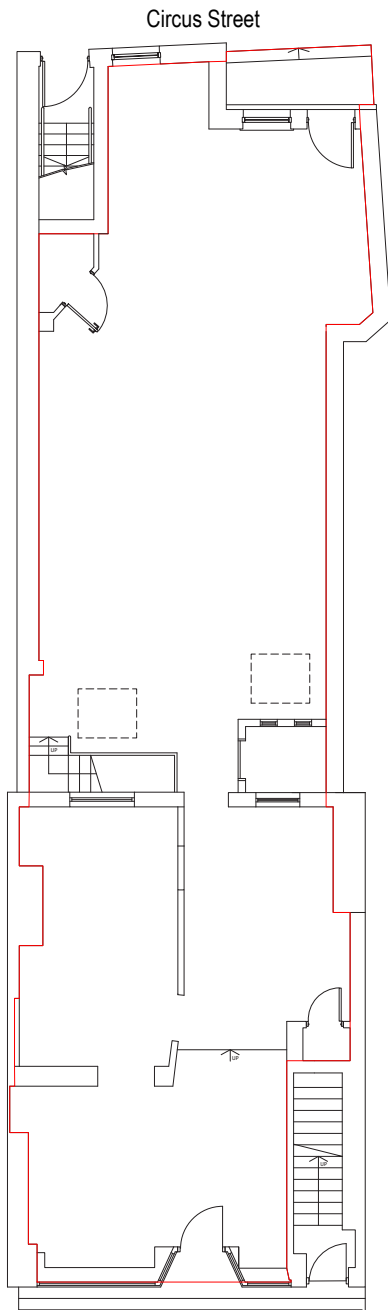
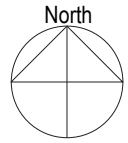




Ground Floor, 18 Circus Street
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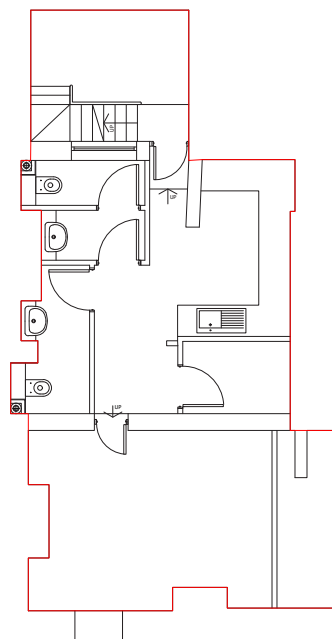
OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Grand Parade
Existing Ground Floor Plan 1:50



Location plan 1:1250



Existing Lower Ground Floor Plan 1:50



amendments

bpm Architectural Services Ltd.

client	Moretons Investment	
project	18 Circus Street Brighton East Sussex BN2 9QF	
project ref.	2406	Drawing No. 01
drawing title	Lower Ground and Ground Floor Plan	
drawn by	AW	
date	Sep 20	scale 1:100@ A3
	www.bpmnet.co.uk info@bpmnet.co.uk	
<small>Do not scale off drawing. check All goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced. BSS and CDP's</small>		



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Location

The property is situated on Circus Street in central Brighton, and which in recent years has been the subject of major re-development to create a thriving new neighbourhood comprising an extensive variety of new office, retail & residential spaces.

To the westerly elevation the subject premises also provide access onto Grand Parade and the Steine Gardens.

Accommodation

The premises were comprehensively refurbished in part together with a newly constructed extension in 2021 to provide mainly open plan accommodation over the full extent of the ground floor parts, along with meeting rooms and break out spaces, and together with a small external courtyard area.

The space has been finished to a modern and contemporary style throughout to include exposed services, brickwork, inset LED lighting and screed flooring.

At lower ground floor level the property provides further break-out, kitchen, WC and shower facilities, and along with an extensive storage room.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	1,475	137.03
Lower Ground Floor	290	26.94
Courtyard		
Total	1,765	163.97

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.

EPC

We understand the property to have an EPC rating of B(46).

Planning

We 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

Available by way of a new lease for a term to be agreed at a rent of £45,000 per annum to include service charges but exclusive of rates, VAT and all other outgoings.

Business Rates

Rateable Value 2023: £27,250

VAT

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

Legal Fees

Incoming tenant to make a contribution of £500 plus VAT towards the landlord's legal costs.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS

