



2nd Floor, London Gate
72 Dyke Road Drive, Brighton BN1 6AJ

TO LET

OFFICE ACCOMMODATION

2nd Floor 181.2 sq m (1,950 sq ft)

Key Features:

- Situated in popular out of town office location
- Located close to A23 Preston Road
- Within walking distance of Preston Park Station
- Fitted meeting rooms
- On site parking in secure car park
- 3 car parking spaces included
- To let on a new lease
- Quoting Rent £20 per sq ft or £39,000 per annum





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Location

The property is situated in an established and popular out of town office location at the junction of Dyke Road Drive and Preston Road, which forms part of the main A23 London Road providing easy access into and out of the city centre.

There are regular bus services and cycle lanes along Preston Road, whilst Preston Park railway station is within walking distance providing a direct service into London Victoria. Preston Park with the attraction of its tennis courts, cafés and other leisure facilities is located within a five minute walk to the north.

Accommodation

The property comprises an impressive five storey modern purpose built office building. The subject accommodation is located on the second floor and offers good quality open plan office space with parking spaces allocated to each floor.

The accommodation benefits from the following amenities:

- Carpeting throughout
- Recessed cat II fluorescent lighting
- Suspended ceilings
- Perimeter trunking
- Air conditioning & heating system
- Window blinds
- Excellent natural light
- Meeting room
- Kitchen
- Separate male & female WC facilities
- Disabled WC accommodation
- Door entry system to each suite
- Lift
- Secure on site parking

The property has the following approximate IPMS Office 3 areas:

Floor	Sq Ft	Sq M
Second	1,950	181.2

EPC

Second Floor: C (62)

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 full repairing and insuring lease for a term to be agreed at a commencing rent of £39,000 per annum exclusive.

Business Rates

Rateable Value (2023): £32,000

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.





Indicative Layout Plan

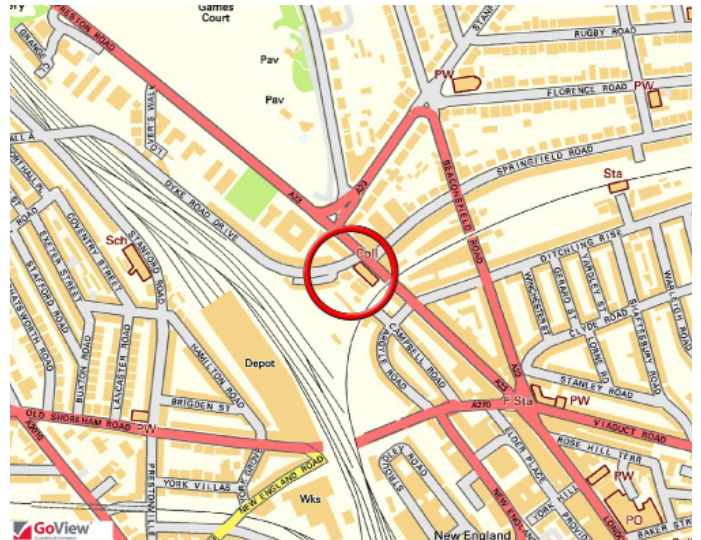


KEY

- 01 FULL HEIGHT PARTITIONS
- 02 WORKSTATIONS 1400x700 - 26no
- 03 TALL STORAGE 1000x500
- 04 MEETING ROOM
- 05 COMMS ROOM WITH 1600x800 DOUBLE TIERED TABLE, LOW STORAGE & METAL SHELVING
- 06 AUDIO ROOM WITH 1800x700 DESK
- 07 BREAKOUT SEATING
- 08 TEAPOINT BREAKOUT



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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 sole agents Flude Property Consultants:

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