



9.1 The Hyde, Brighton Works
Auckland Drive, Brighton BN2 4JW

TO LET

**UNIQUE UNIT WITH SECURE YARD,
STORAGE & OFFICES**
162 SQ M (1,744 SQ FT)

Key Features:

- 2 x secure yard areas of 2,701 sq ft
- Located on established and refurbished estate
- Roller shutter door height of 3.10 m
- Mix of office and workshop/storage
- New lease available
- £32,000 per annum





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Location

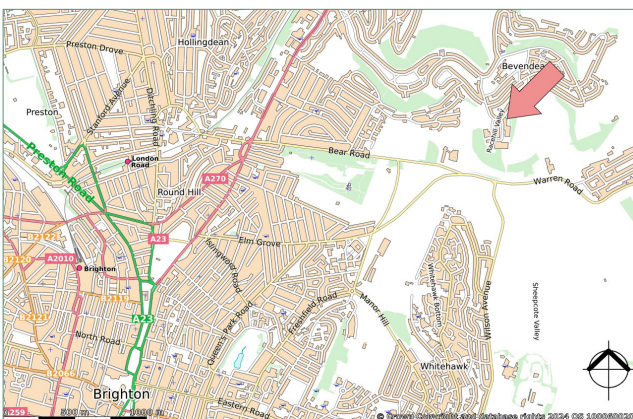
Brighton Works is situated 3.5 miles Northeast of Brighton City Centre and 2.5 miles South of the A27, thereby providing excellent connectivity for City Centre Deliveries and the National Road Network. Good local bus routes serve the area and parking is unrestricted.

Accommodation

The property forms part of the recently refurbished Brighton Works scheme and is arranged as offices, a storage area and two secure yards.

The property has the following approximate GIA:

	Sq Ft	Sq M
Offices & Storage	1,744	162
Secure Yard Area	2,701	250



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.

We understand that the property has been used predominantly for storage, distribution and administration uses. We therefore anticipate the established / consented use to be a mix of B8 warehouse and Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The unit is to be let via a new full repairing and insuring lease for a term to be agreed at a guide rent of £32,000 per annum.

EPC

We understand the property has an EPC rating of D (87).

Business Rates

Rateable Value (2023): £10,750

VAT & Legal Fees

Rents and prices are quoted exclusive 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:

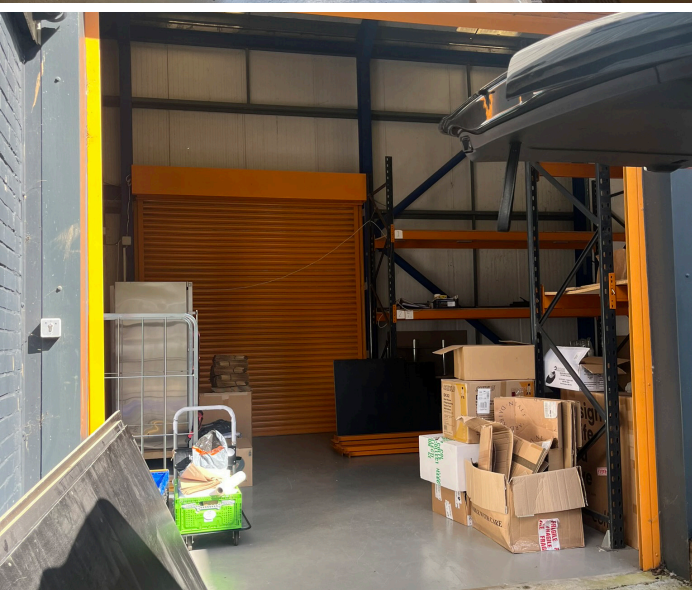
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Floor Plan



01: Building 9 Level 00 Plan

For identification purposes only.