



Bostel House
37 West Street, Brighton, East Sussex BN1 2RE

TO LET

SECOND FLOOR

Size 234 sq m (2,519 sq ft)

Key Features:

- Newly configured & fully refurbished loft style workspace
- Located in the heart of the city centre near The Clock Tower
- Within a 5 minute walk of Brighton Station
- Close to Churchill Square, The Seafront and Brighton Pavilion





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Location

The property is located in the heart of the city centre on the western side of West Street, close to the Clock Tower intersection with North Street and Queens Road, and just a short walk from Brighton station.

Accommodation

The property has undergone an extensive programme of works to reconfigure and fully refurbish the space to create modern open plan workspace arranged over all 3 floors and including a newly added glass walled penthouse suite at roof level.

The interior finishes have been carefully chosen to compliment the character of the building and to create a modern and contemporary style studio office environment and to a specification that includes:

- Newly designed entrance lobby area
- Featured walls
- New passenger lift serving all floors
- Open suspended LED lighting
- Exposed ceiling & services
- Newly installed windows
- Reclaimed timber flooring
- Showers & WC's to all floors

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

Floor	Sq Ft	Sq M
Second	2,519 sq ft	234 sq m

EPC

We understand the property to have an EPC rating of C(56).

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended)

Terms

The space is available to let by way of new effective full repairing and insuring leases for a term and rental to be agreed exclusive of business rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

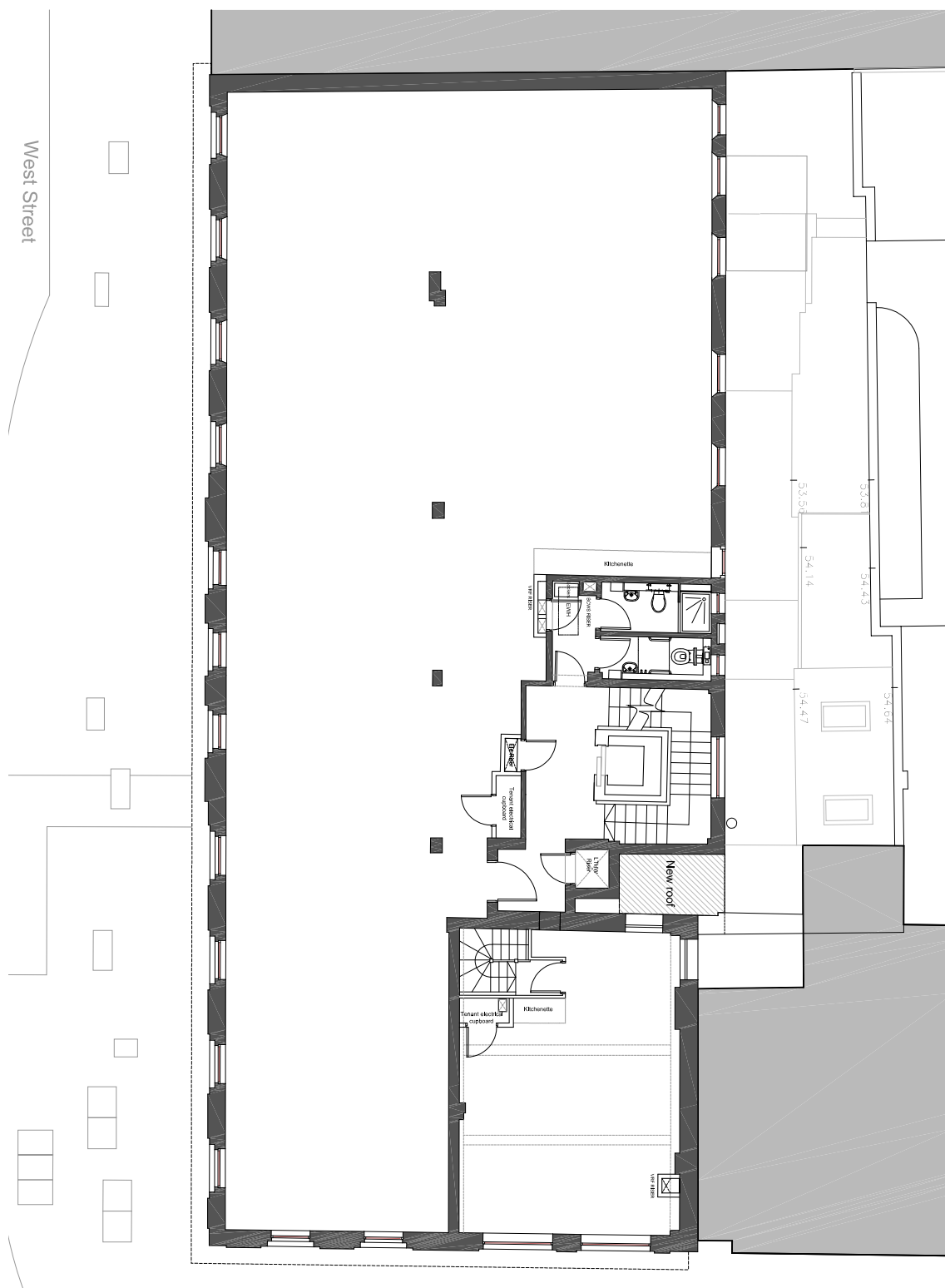
VAT

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

Legal Fees

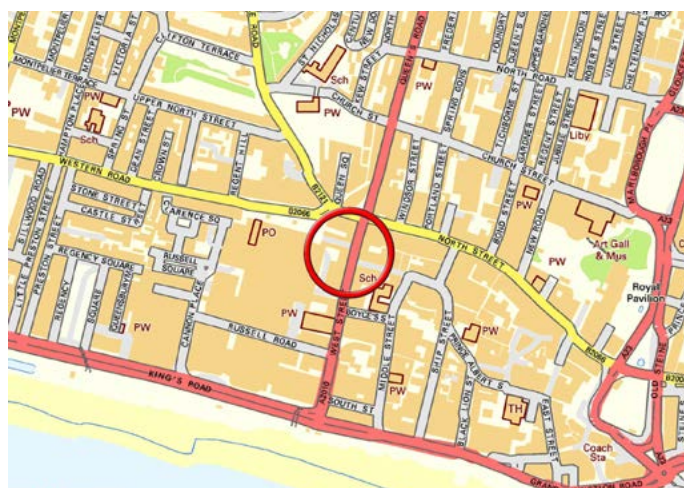
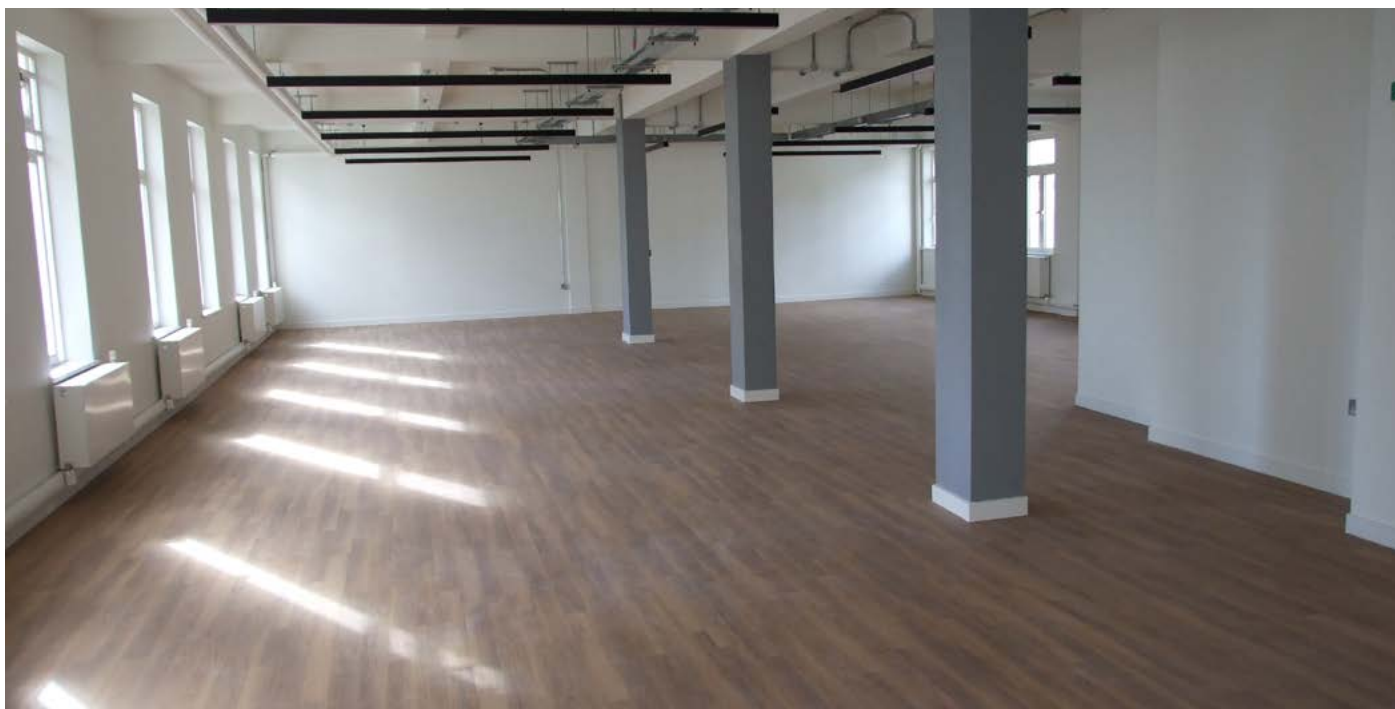
Each party to bear their own legal costs incurred.

Floor Plans





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Flude Commercial 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 Commercial 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:

Ed Deslandes

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01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



4 June 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH