



City View,
103 Stroudley Road, Brighton, East Sussex BN1 4DJ

LEASES AVAILABLE

GRADE A OFFICE SPACE

Ground & First floors 5,525 sq ft to 11,608 sq ft

Key Features:

- One of Brighton's premier city centre office buildings
- Providing modern Grade A office space over Ground & first floor
- Available together or as separate floors
- First floor suite fully fitted to Cat B and ready for immediate occupation
- Situated next to Brighton Station in the New England Quarter
- With on-site parking provision
- Site tour available





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Location

CityView is located within The New England Quarter of central Brighton, providing immediate access to Brighton train station and situated moments from the shopping and leisure facilities in the North Laine and Lanes area

Accommodation

Construction of the building was completed in Q3 2016 and by which time all 6 floors had been pre[1]let to leading occupiers in the tech and creative sectors.

The subject floors comprises open plan accommodation built to a Grade A specification, and forms part of one of city's most exclusive office buildings

In addition the first floor is offered on a fully fitted basis and provides mainly open plan accommodation along with a suite of meetings rooms, aboard room, and as superb kitchen and break out areas

The specification includes:

- Reception with architect designed desk, furniture and feature lighting
- VRF air conditioning
- 2.7m floor-to-ceiling height
- Full access raised floor- 150mm
- Suspended ceilings with energy efficient lighting
- 2 x 13 person OTIS passenger lifts
- Top quality WC's on each level
- Open plan offices with floor to ceiling glass elevations overlooking new gardens to the east
- Private secure car parking spaces
- Secure bike racks
- 5 showers and private changing booths with secure locker facilities
- BREEAM 'Excellent' rating
- PV solar array at roof level and rain water harvesting

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

Floor	Sq Ft	Sq M
Ground	5,525 sq ft	513 sq m
First	6,083 sq ft	565 sq m
Total	11,608 Sq Ft	1,078 Sq M

EPC

We understand the property to have an EPC rating of A(14).

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

Each floor is available either individually or combined by way of assignment or sub-lease:

Ground floor

A 10 year effective full repairing and insuring lease dated 1st June 2016 (approx. 5 years remaining) and at a passing rental of £160,225 per annum (£29 psf)

First floor

A 10 year effective full repairing and insuring lease dated 1st June 2016 (approx. 5 years remaining) and at a passing rental of £176,407 per annum (£29 psf)

Business Rates

Rateable Value (2017): Ground floor £78,500.

Rateable Value (2017): First floor £71,000.

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

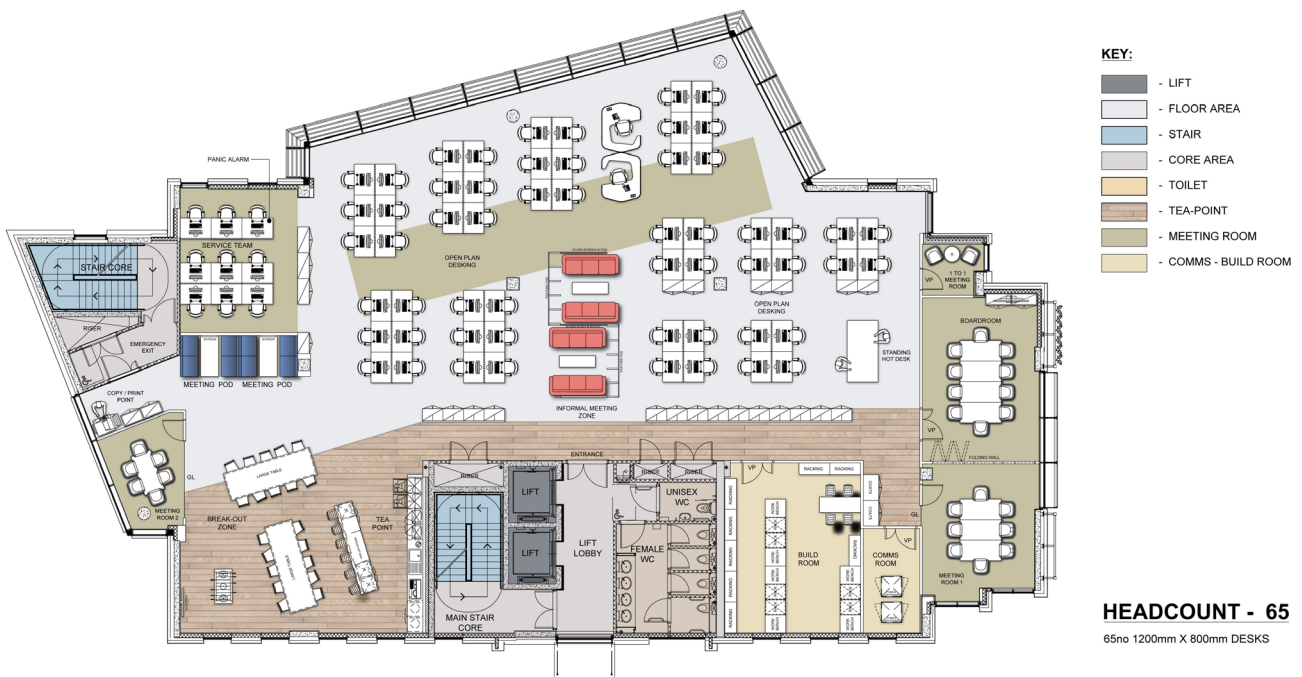
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



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PROPOSED 1ST FLOOR LAYOUT

SCALE - 1:75@A1

0m 5m 10m 20m 50m
SCALE BAR

NOTE:
APART FROM LOCKERS & WARDROBE
ALL STORAGE TO BE MID HEIGHT



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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:

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Flude
PROPERTY CONSULTANTS

October 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH