



Lees House
21-23 Dyke Road, Brighton BN1 3FE

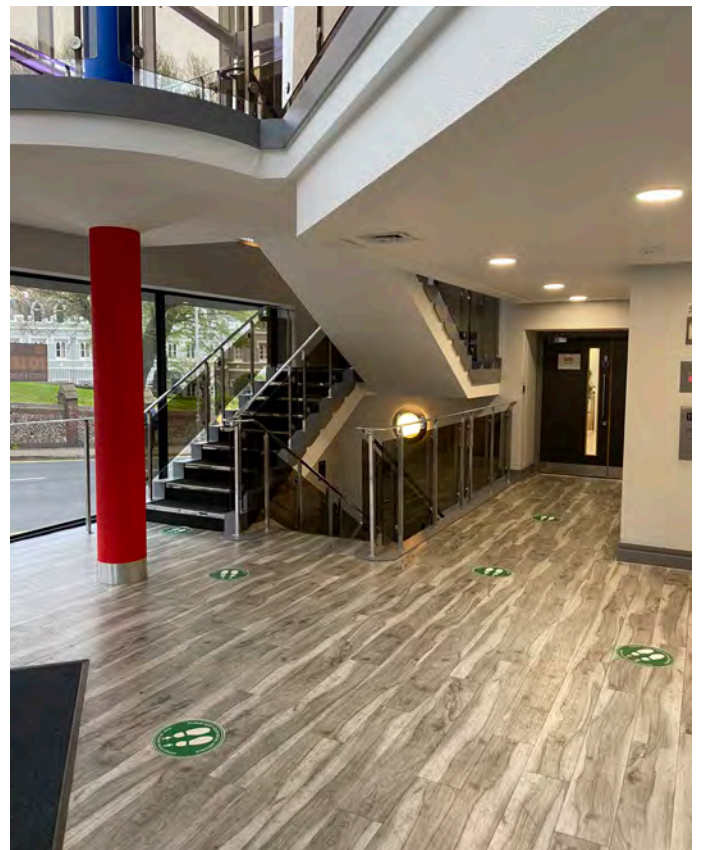
LEASE AVAILABLE

BRIGHTON CITY CENTRE OFFICES - LEASE AVAILABLE

Size 2,381 sq ft / 221.20 sq m

Key Features:

- Comprising a fully fitted office suite
- Air conditioning
- Allocated car parking spaces
- Located in the heart of the city centre
- Within a 5 minute walk of Brighton Station





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Location

Lees House is situated in a prominent location on the corner of Upper North Street and Dyke Road in the heart of Brighton's City Centre and within easy access of local transport networks, being located approximately 500m south west of Brighton's mainline train station.

The property is situated within walking distance of Brighton's most popular attractions: the seafront, the Lanes, and Churchill Square Shopping Centre.

Accommodation

The subject accommodation comprises first floor east suite at Lees House, a purpose built office property located on the junction of Dyke Road and Upper North Street.

There is a secured private car park located to rear of the building, and 2 car parking spaces are included under the lease.

The suite comprises mainly open plan workspace that has been fitted to a modern office specification to include:

- Air conditioning
- Suspended LED lighting panels
- Fitted kitchen
- Raised access floor
- Laminate flooring
- Attractive lobby entrance area
- Passenger lift to all floors
- Door entry system

We have measured the premises to have an IPMS Office 3 area as follows:

Floor	Sq Ft	Sq M
First (east)	2,381 sq ft	221.20 sq m

EPC

A(24).

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

Our clients interest comprises a 10 year effective FRI lease of the premises expiring June 2029 and subject to a tenant break in June 2024. The rent passing is £68,963 exclusive.

The office is available by way of a sub-lease until April 2024 or potential lease assignment.

Alternatively, the office may be available by way of a new lease direct from the landlord either long term or short term occupation is possible – enquiries invited. Note that the rent may differ depending on what lease terms are agreed.

Business Rates

Rateable Value (2017): To be reassessed.

VAT & Legal Fees

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

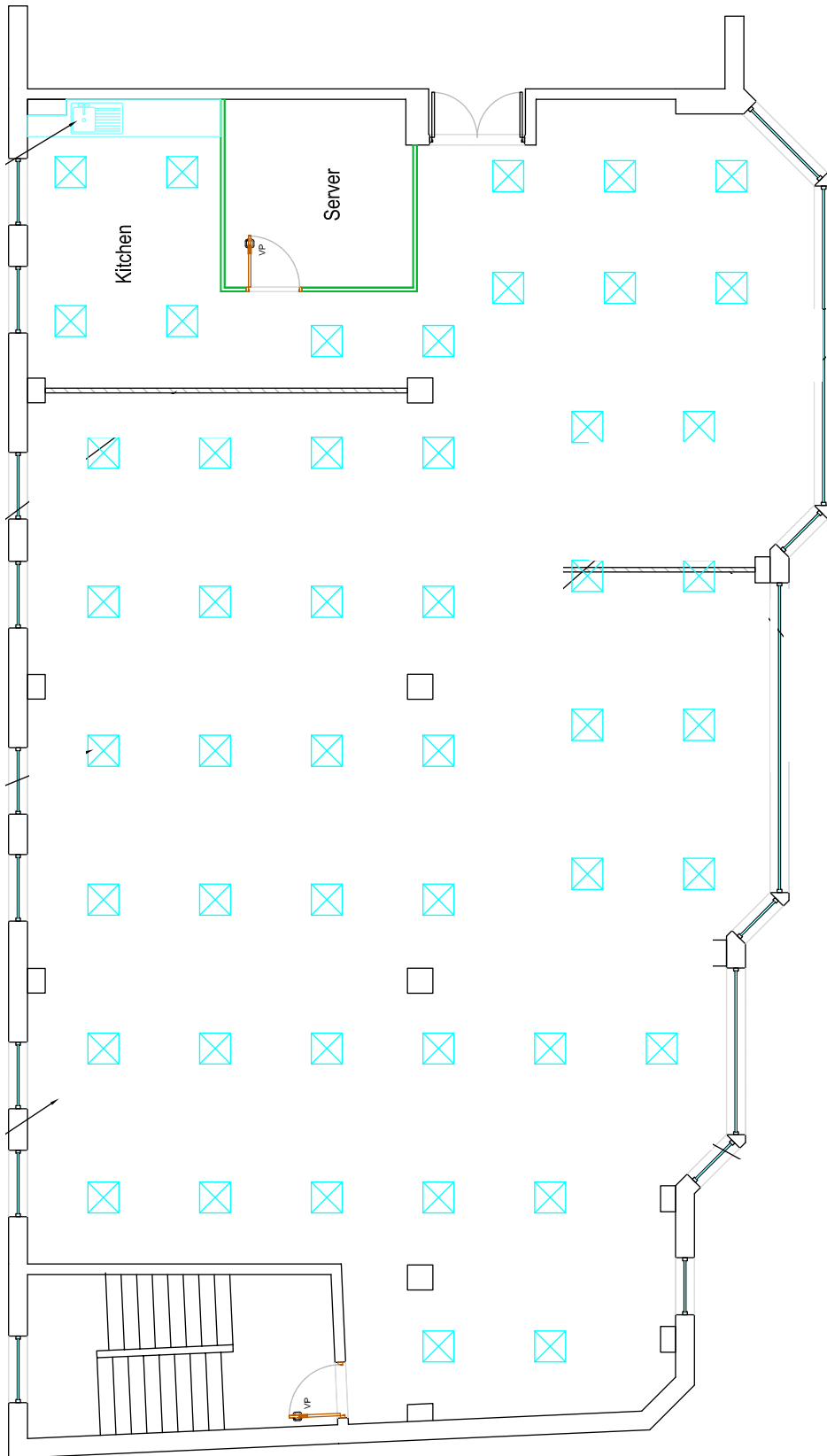
Each party to bear their own legal costs incurred.



Lees House

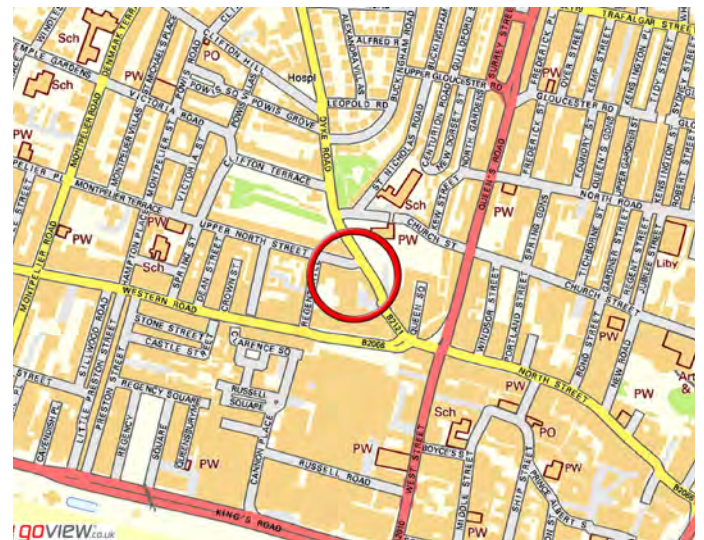
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Floor Plans





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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 the sole agents Flude Property Consultants:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



April 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH