



Part Lower Ground Floor, City Gate  
185 Dyke Road, Hove, East Sussex BN3 1TL

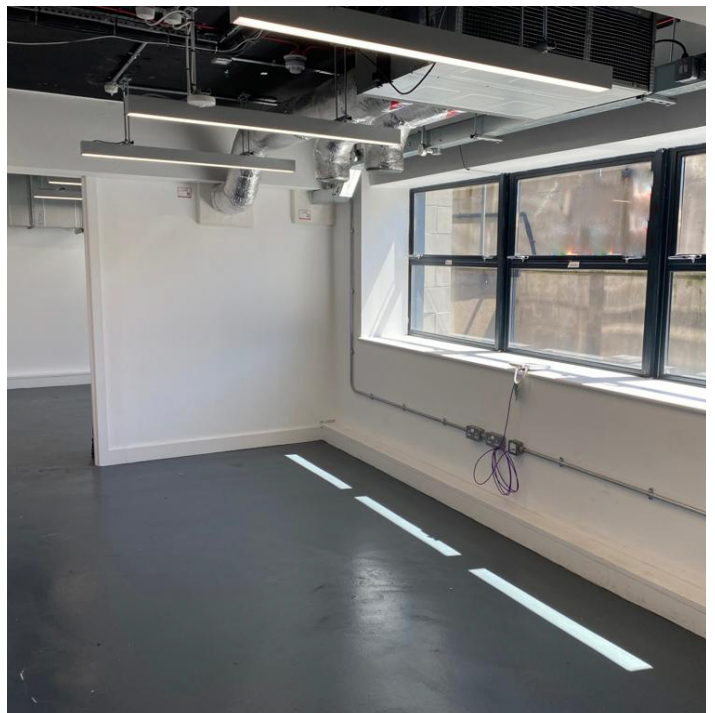
**TO LET**

## SMALL OFFICE / STUDIO LOCATED IN POPULAR SEVEN DIALS AREA

Lower ground floor 580 sq ft / 53.88 sq m

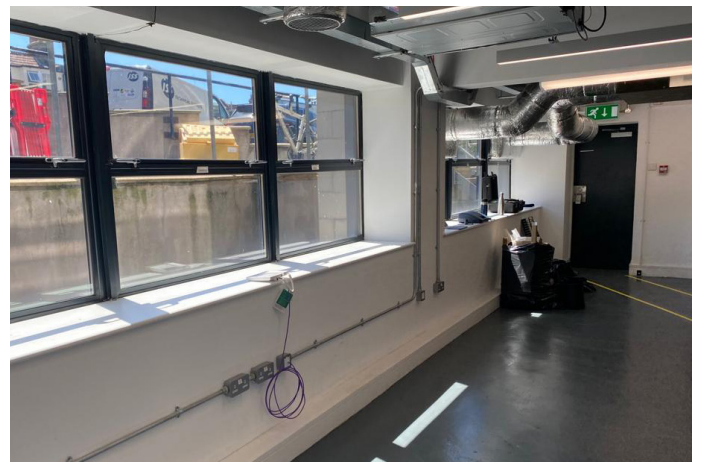
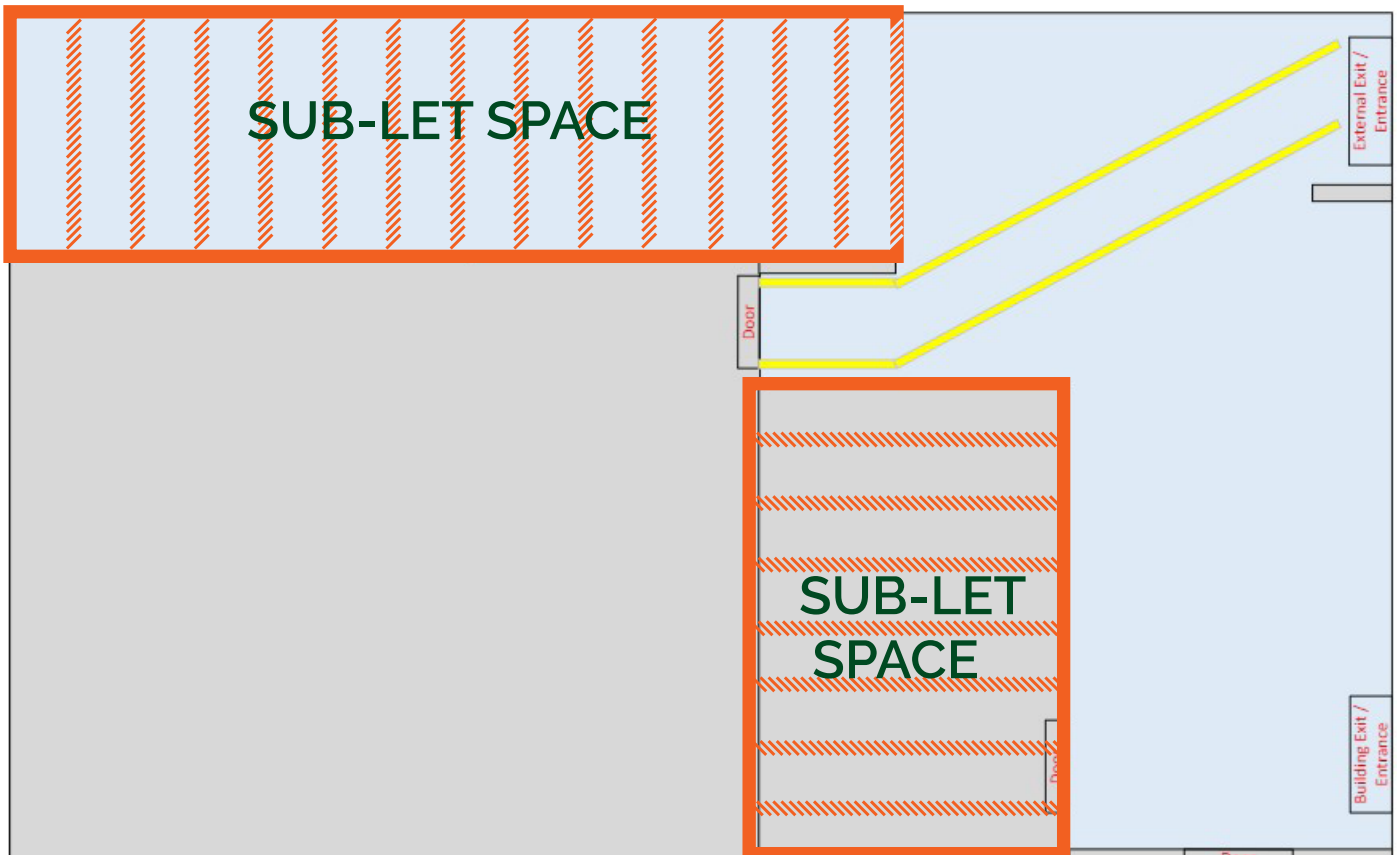
### Key Features:

- Office / studio suite
- Air conditioning
- Exposed services
- One parking space
- Within a 10 minute walk of Brighton Station
- Ready for immediate occupation
- Flexible lease terms available
- **All-inclusive rental of £1,250 pcm**





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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### Location

The property is located on Dyke Road in the popular Seven Dials area just north of central Brighton. Local shops at The Seven Dials are right on the doorstep with a good selection available including a Co-Op, coffee shop, newsagents and other convenience stores. Within easy access of local transport networks including Brighton Station and within walking distance of Churchill Square Shopping Centre.

### Accommodation

The subject accommodation comprises part of the lower ground floor suite at City Gate, a prominent and purpose built office building.

Our clients hold a head lease of the entirety of the lower ground floor, however the subject accommodation is surplus to requirement and hence being offered for disposal by way of sub-lease.

There is a secured private car park located to the rear of the building, and we are able to include the benefit of one car parking space with any new lease.

There is a private entrance to the suite to provide open plan and air conditioned workspace with exposed services.

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

Floor	Sq Ft	Sq M
Lower ground	580 sq ft	53.88 sq m

### EPC

To be re-assessed.

### 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 premises are available to let by way of a sub-lease for £15,000 per annum inclusive of rent, rates and service charge

### 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.

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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**Flude**  
PROPERTY CONSULTANTS



August 2022

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