



1-2 Morley Street
Brighton, East Sussex BN2 9DH

TO LET

NEWLY DEVELOPED WAREHOUSE STYLE WORKSPACE

Providing approximately 850 sq m / 8,500 sq ft over 4 floors along with an extensive roof terrace

Key Features:

- Available from Q4 2022
- Stand alone city centre building
- Arranged over 4 floors
- Complete with full size roof terrace
- Potential for a variety of uses including retail, leisure, medical (*stnpc)
- Currently being fitted to a Cat A Spec
- Available to let by way of a new lease





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Location

The property is located on the northern side of Morley Street and which merges with the newly developed Circus Street Quarter in central Brighton. The building is located within easy walking distance of Brighton station, and in close proximity to numerous local amenities, and easy reach of the Lanes, North Laine and seafront.

Accommodation

The property comprises a standalone building, providing mainly open plan accommodation arranged over the lower ground, ground, first and second floors.

There is a roof terrace with views over looking central Brighton and the new Circus Street development.

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

Floor	Sq Ft	Sq M
Lower ground	2,088	194
Ground	2,330	216.50
First	2,277	211.50
Second	1,716	159.45
Total	8,411 sq ft	781.45 sq m

EPC

TBC

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.

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 property is available to let by way of a new full repairing and insuring lease for a term and a rent to be agreed.

Business Rates

Rateable Value (2017): The property is currently awaiting reassessment.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

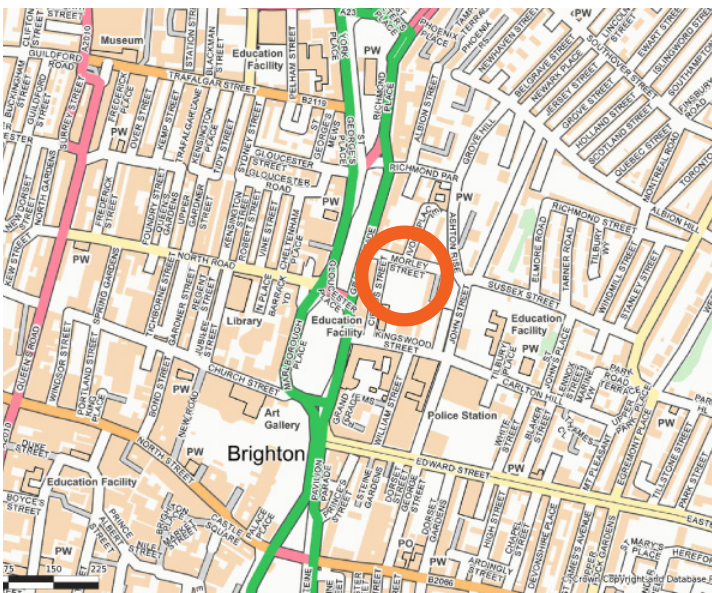


September 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Further Information

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