



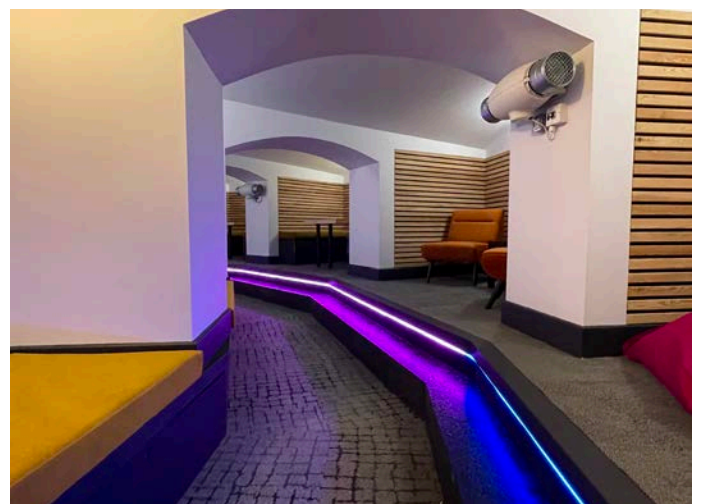
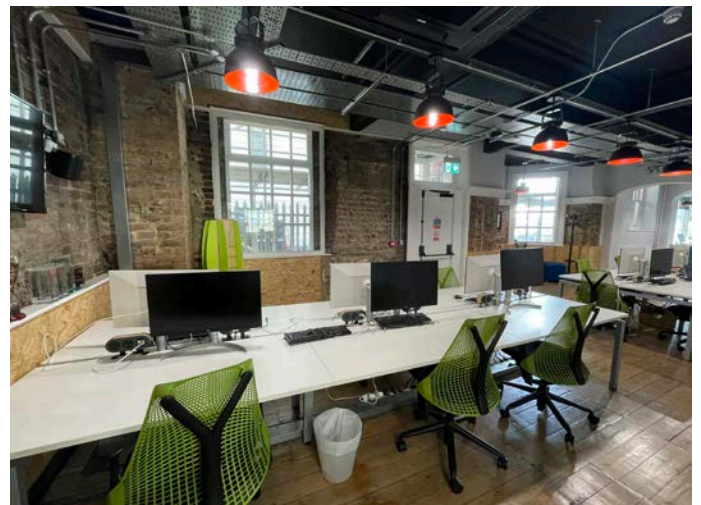
Serviced office space, Central Brighton

**TO LET**

## SERVICED SEAFRONT OFFICE SPACE

### Key Features:

- Impressive plug and play space
- Close to Brighton seafront
- Providing beautiful creative work space
- Superb in house facilities
- Business rates, service charge, amenities etc all included
- Free tea and coffee
- Co working environment





## Serviced office space, Central Brighton

### Location

The property is situated on Brighton Seafront at the junction of East Street and Grand Junction Road (A259), between Queens Hotel and Grosvenor Casino.

Location pin (what3words) : traps.begins.loops  
<https://what3words.com/traps.begins.loops>

### Accommodation

The subject space is arranged over the ground and lower ground floor parts of this character building, and which has been fitted to high standard throughout.

### Terms

The space is available to let by way of a new licence agreement for a minimum term of 12 months. If required, longer terms can be secured.

### 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.

### 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



September 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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