



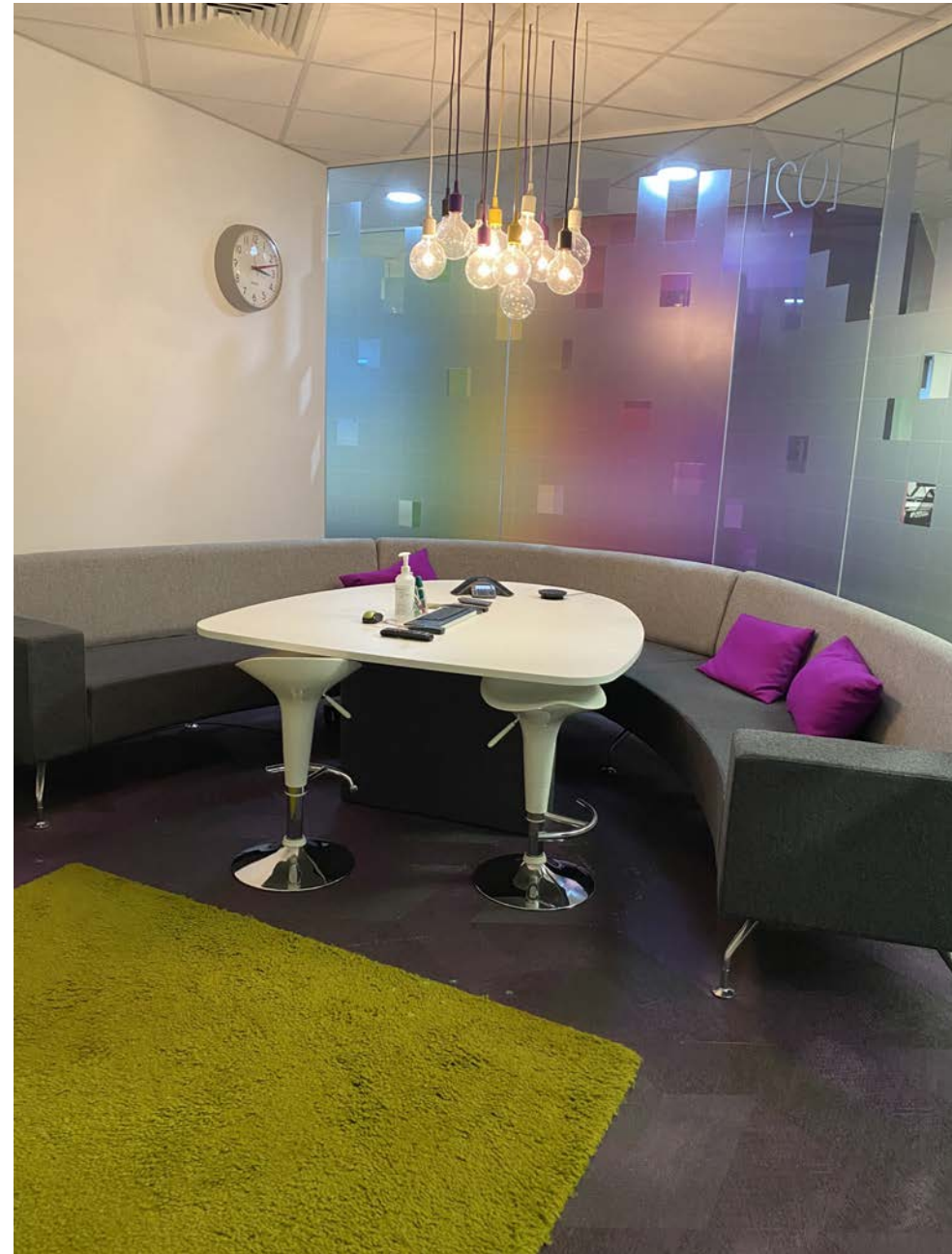
LEASE AVAILABLE

Ground Floor South Suite, Sovereign House
Church Street, Brighton, East Sussex BN1 1UJ



Key Features

- Fully fitted and fully furnished office premises
- Available for immediate occupation
- Comprising mainly open plan office space with meeting rooms, kitchen and break out space
- Air conditioning
- App based access control system
- High speed broadband connectivity
- Available on flexible lease terms
- Sought after North Laine location
- Within a few minutes' walk of Brighton Station
- Some onsite parking provision





Location

The property is located within the heart of the city's main commercial district and is well served by a diverse array of local amenities including shops, restaurants and public car parks. Brighton Station lies within easy walking distance to the north, whilst road communications are good with the A23 London Road located within 200 meters providing easy access to the A27 Brighton bypass and the M23.

Description & Accommodation

Sovereign House is a modern purpose built multi-tenanted office building providing high quality, air conditioned office accommodation arranged over four floors with secure on site parking facilities in the basement car park.

The subject suite is located on the ground floor and is arranged as an open plan office area with separate kitchen, meeting rooms and break out areas.

The accommodation benefits from the following amenities:

- Fully furnished to provide up to 38 workstations
- Fully fitted kitchen, boardroom and meeting rooms
- Recessed cat II fluorescent lighting
- Separate male & female WC facilities
- Carpeting throughout
- Double glazing
- Shower facilities
- Suspended ceilings
- Disabled WC accommodation
- Raised floor
- Door entry system
- VAV air conditioning
- Security alarm
- Window blinds
- Good natural light
- On site parking in secure car park



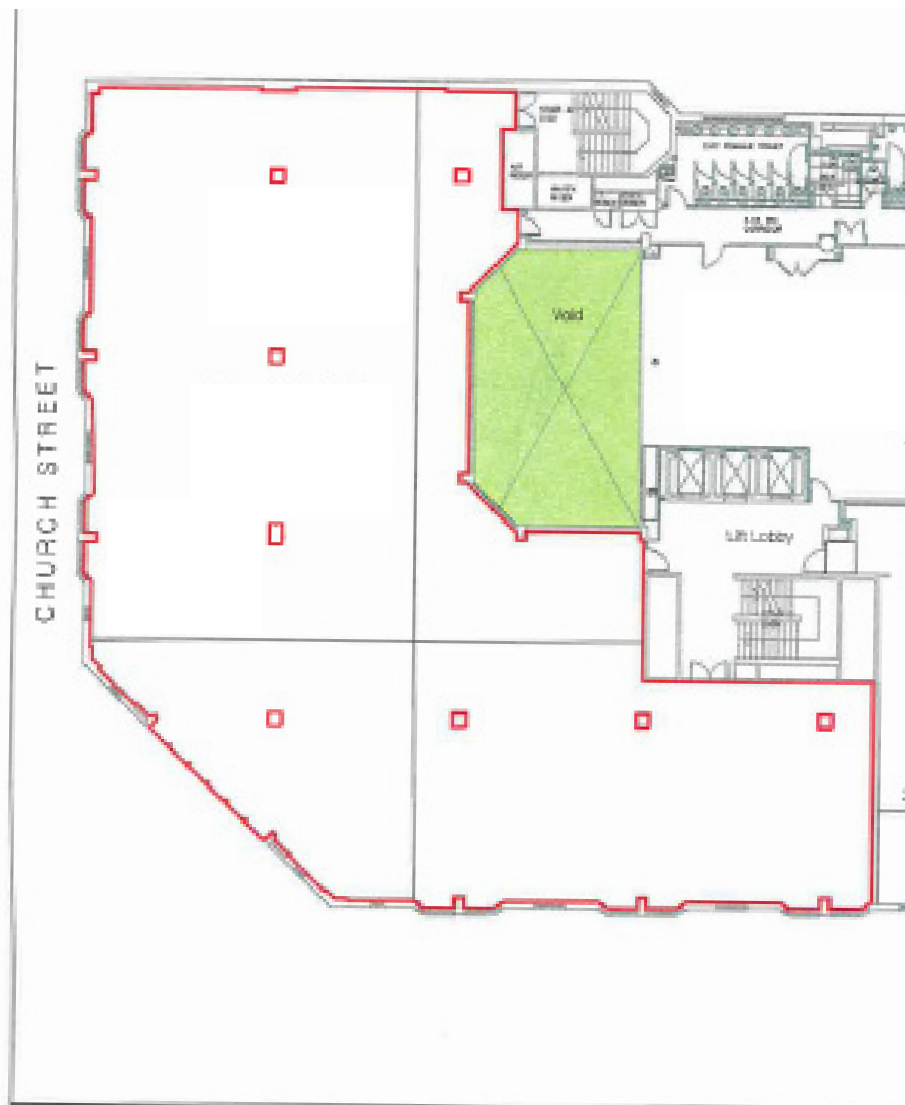


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INDICATIVE FLOOR PLAN





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Terms

The space is available to let by way of a new easy in / easy out sub-lease for a term and a rent to be agreed exclusive of business rates, service charge and other outgoings.

EPC

An EPC for the property can be provided upon request.

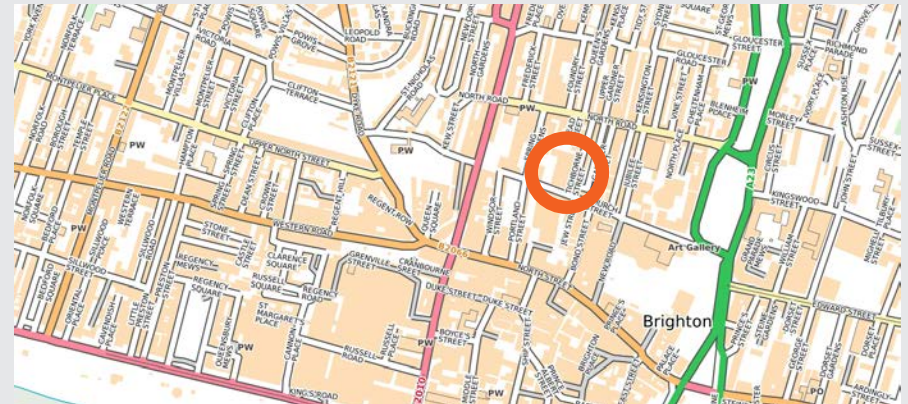
Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

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September 2022

