



Britannia House
Station Street, Brighton BN1 4DE

TO LET

HIGH SPECIFICATION OFFICE ACCOMMODATION

Second floor 317.82 sq m / 3,421 sq ft

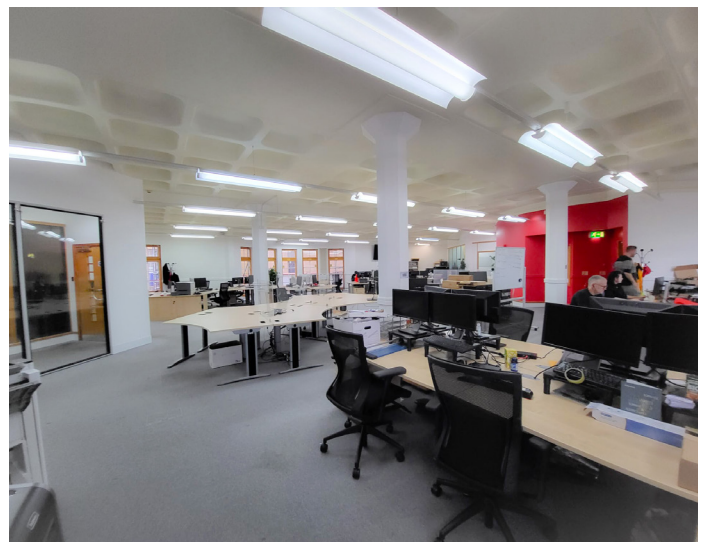
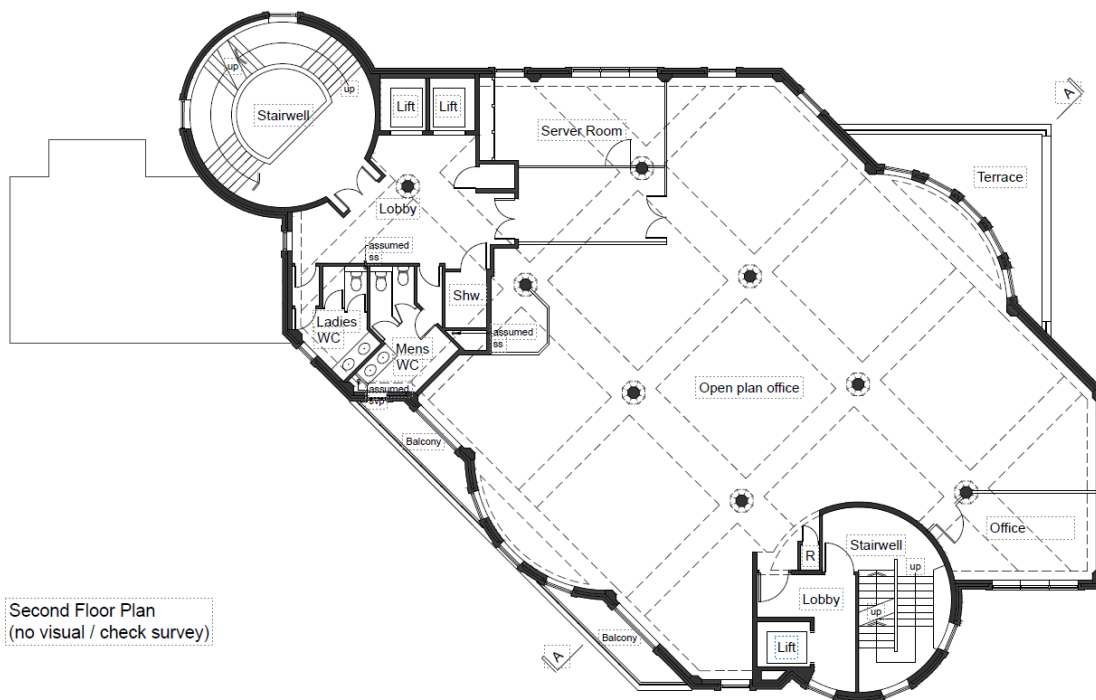
Key Features:

- Superb landmark office building
- Located in the popular New England Quarter
- Comprising open plan office accommodation
- Secure underground cycle and car parking
- Raised access floors
- Shower facilities
- Staffed reception area
- Passenger lifts
- Available Spring 2023





Britannia House
Station Street, Brighton BN1 4DE



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Britannia House
Station Street, Brighton BN1 4DE

Location

The property is situated immediately north of the popular North Laine area of the city on the western side of Station Street in the heart of the recently developed New England Quarter of Brighton.

Situated within a 3 minute walk of Brighton Station, the area is well served by a diverse array of local amenities including shops, restaurants and public car parks. Churchill Square shopping centre and the seafront are within easy walking distance to the south.

Accommodation

The available accommodation is arranged on the 2nd floor of this modern purpose built office building.

The space comprises open plan office accommodation fitted to a specification including raised access floors, high vaulted ceilings, suspended energy efficient lighting modules and Cat5 cabling. The space benefits from dedicated male and female WC's and providing multiple aspects boasting superb city & coastal views.

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

Floor	Sq Ft	Sq M
Second	3,421 sq ft	317.82 sq m

EPC

B(28).

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 will be available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

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.

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

Nick Martin

n.martin@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



October 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH