



2 Clifton Mews
Brighton, East Sussex BN1 3HR

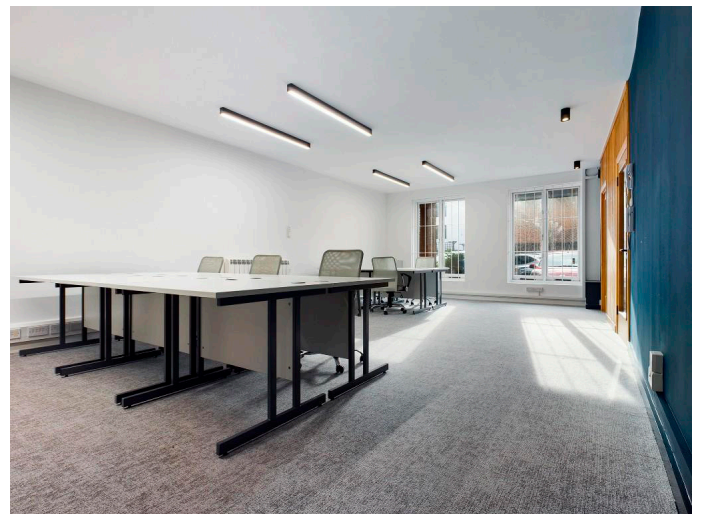
TO LET

NEWLY REFURBISHED OFFICE BUILDING WITHIN A MODERN MEWS DEVELOPMENT

From 804 sq ft to 1,813 sq ft

Key Features:

- Located in the Clifton Hill conservation area
- Newly refurbished
- Comprising versatile office accommodation arranged over 2 floors
- First floor balcony
- Meeting rooms
- Fitted kitchen
- WC facilities on each floor
- Shower room (ground floor)
- Some parking
- Eligible for small business rates relief (subject to status)





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Location

This secluded development is situated within walking distance of Brighton Central Station with services to London of approximately 50 minutes, and to Gatwick Airport Approximately 33 minutes.

Accommodation

The development consists of 5 buildings constructed in the mid 1980s arranged around a landscaped courtyard with on site parking.

The available suites are located on the ground and first floors of the building and are available to let individually or together.

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

Floor	Sq Ft	Sq M
Ground	1,009 sq ft	93.72 sq m
First	804 sq ft	74.66 sq m
Total	1,813 sq ft	268.38 sq m

EPC

We understand the property to have an EPC rating of C(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 property is available to let by way of a new lease for a term and rental to be agreed.

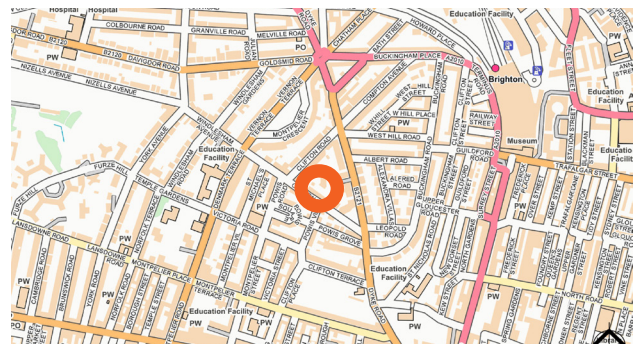
VAT & Legal Fees

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

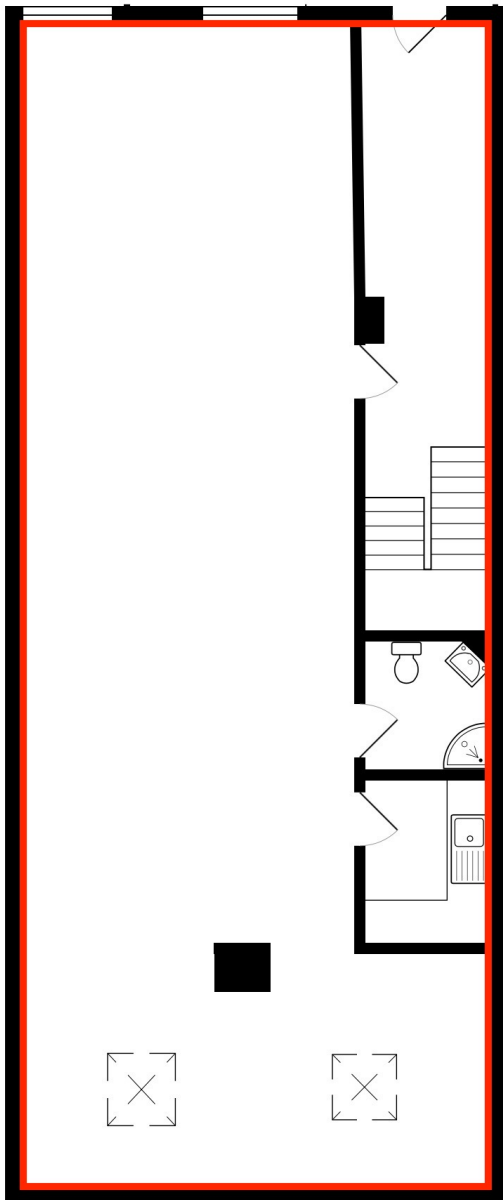
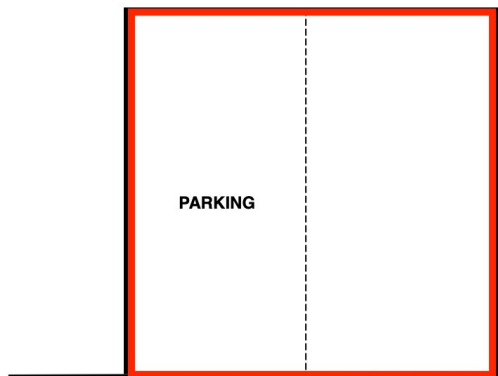
Each party to bear their own legal costs incurred.



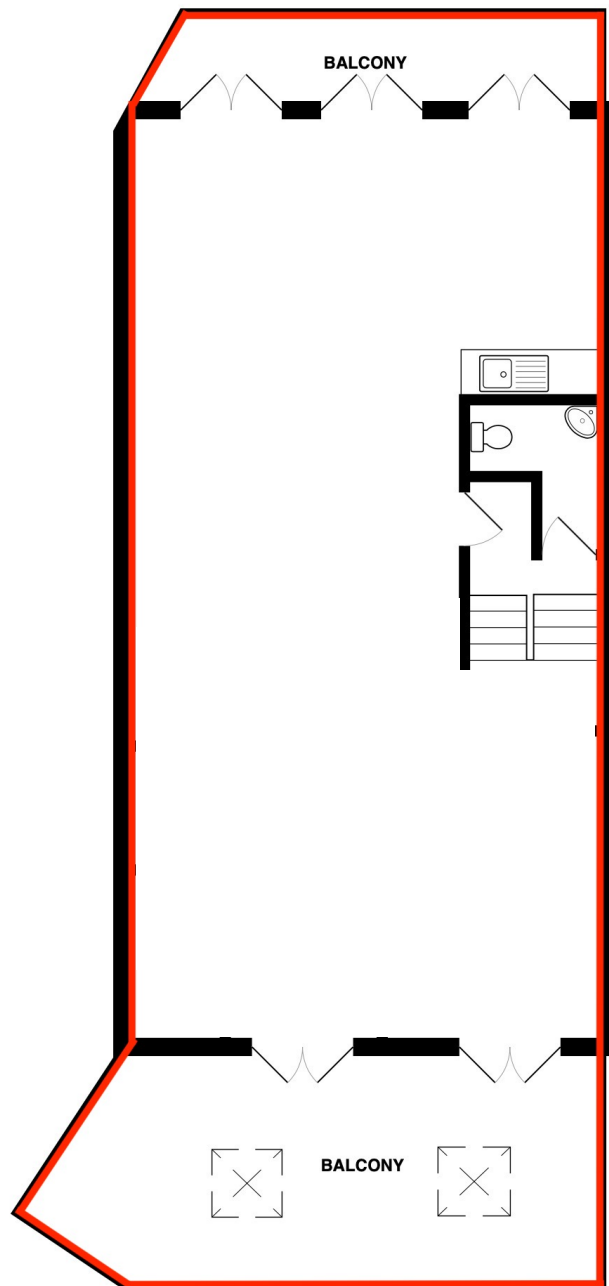
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CLIFTON MEWS



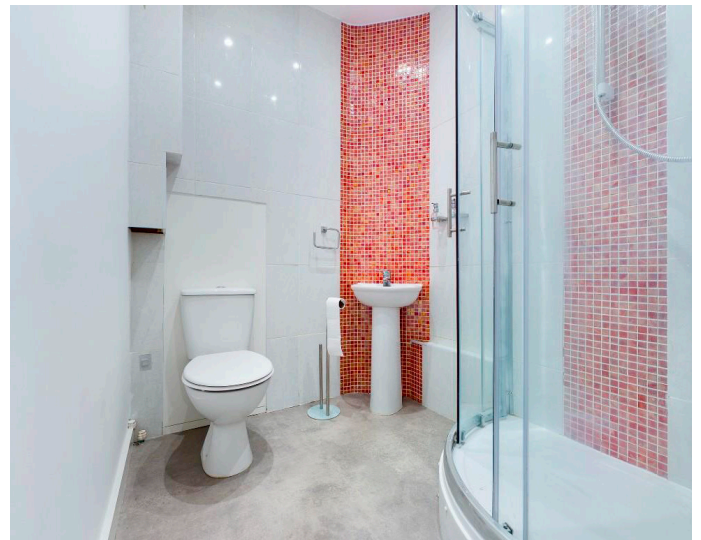
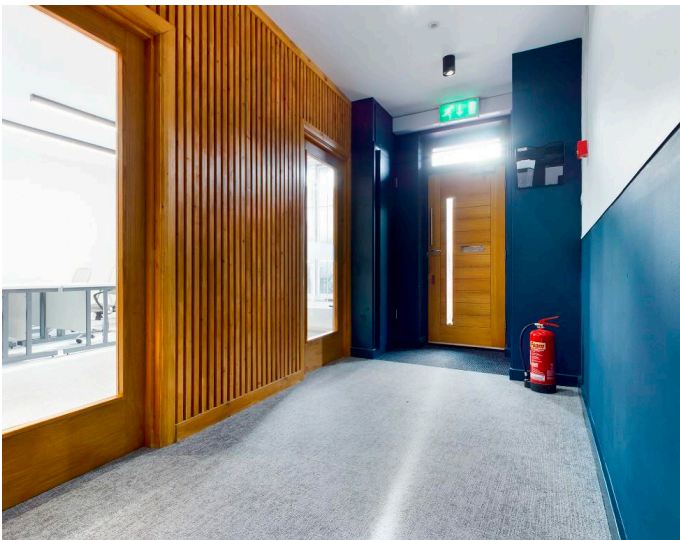
GROUND FLOOR



FIRST FLOOR



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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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