



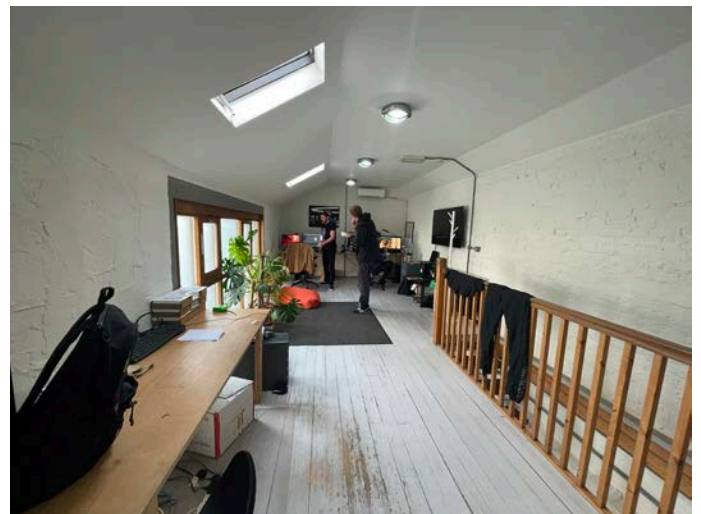
**2 Orange Row**  
Brighton, East Sussex BN1 1UQ

**TO LET**

## STYLISH OFFICE / CREATIVE WORK SPACE

### Key Features:

- Situated within Brighton's North Laine district
- Glazed frontage with good natural light
- Providing creative work space over 2 floors
- Suitable for up to 10 workstations
- Shower & kitchenette facilities
- Excellent local amenities
- Flexible terms available
- Partial rates relief (STP)





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## Location

The property is situated along a quiet twitten located in the heart of Brighton's North Laine district. Orange Row runs parallel, and between, Gardner Street and Tichborne Street; and can be accessed from either Tichborne Street or North Road.

Location pin (what3words) :  
<https://w3w.co/rises.scarf.human>

## Accommodation

This mid-terrace two-storey converted building provides excellent office and creative work space. The existing 17th century walls were retained and clad externally in a modern high-tech super insulated render. Reclaimed timber was used for internal beams and flooring and the roof is covered in natural welsh slate.

With full height glass frontage, there is good natural light into the 2 levels of open plan accommodation. The suites also benefit from kitchenette, shower and WC facilities.

We understand the property to comprise an approximate are of 618 sq ft / 57.48 sqm

## EPC

D(60)

## Planning

We understand that the premises benefits 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 by way of a new lease for a term to be agreed and at a guide rental of £1,600 per calendar month exclusive.

## Business Rates

Rateable Value (2017): £14,500\*\*.

\*\* Please note the majority occupiers can expect to benefit from partial rate relief, subject to status. Further information:  
<https://www.gov.uk/calculate-yourbusiness-rates>

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT & Legal Fees

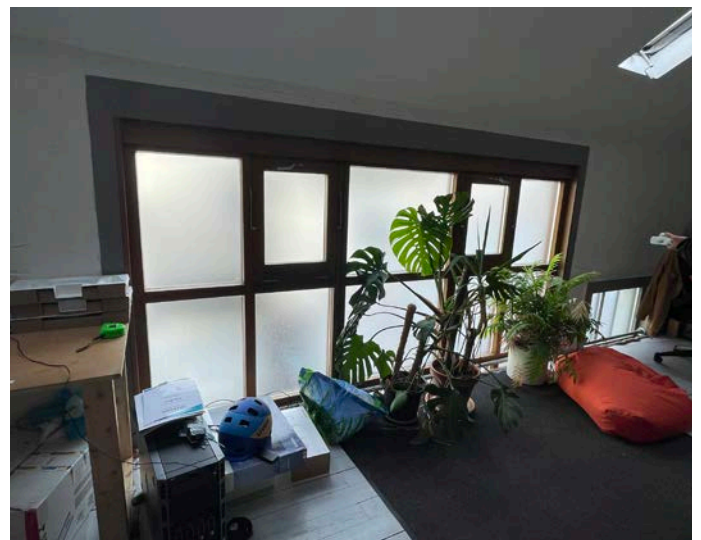
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





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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



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