



**TO LET**

**46 Upper North Street**  
**Brighton, East Sussex BN1 3FH**





46 Upper North Street  
Brighton, East Sussex BN1 3FH

## Key Features

- Self contained city centre office building
- Arranged as fully fitted offices over three floors
- Complete with meeting room, shower, kitchen & breakout area on upper floors
- Superb south facing terrace providing city & coastal views
- Fully furnished and ready for immediate occupation
- Pre-installed high speed broadband connectivity
- Server rack / Cat 6 cabling
- Door entry system
- Situated within easy walking distance of Brighton Station





46 Upper North Street  
Brighton, East Sussex BN1 3FH

## Location & Situation

The property is situated in a prominent location on the southern side of Upper North Street in central Brighton, and within easy access of local transport networks, being located approximately 500m south west of Brighton's mainline train station and within walking distance of the seafront, the Lanes, and Churchill Square Shopping Centre.

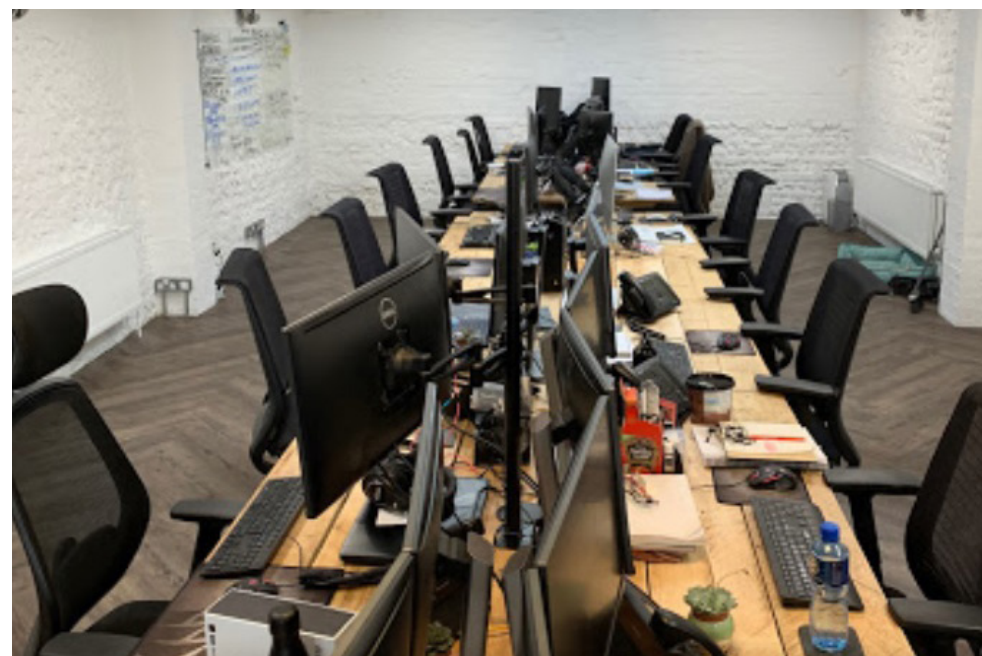
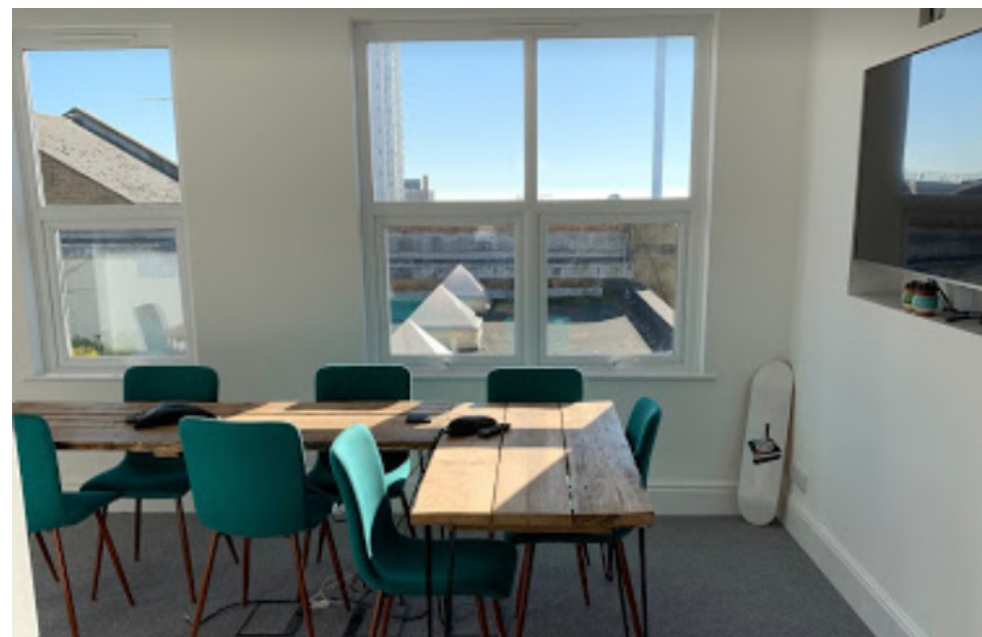
## Description & Accommodation

The subject property comprises a mid terrace building arranged over 3 floors, and which has been carefully extended and fitted throughout to provide high quality office spaces arranged over a open plan ground floor area, and with stairs leading up to first and second floors, which provide a mix of accommodation to include meeting rooms, break out area, a shower and a fully fitted kitchen.

In addition a particular striking feature of the property is a south facing terrace located off the second floor, and which provides outside seating and exceptional views over Brighton & Hove seafront.

We have measured the premises to have an IPMS Office 3 area as follows::

Floor	Sq Ft	Sq M
Ground	1,076 sq ft	99.96 sq m
First	309 sq ft	28.70 sq m
Second	274 sq ft	25.46 sq m
<b>Total</b>	<b>1,659 sq ft</b>	<b>154.12 sq m</b>







46 Upper North Street  
Brighton, East Sussex BN1 3FH

## Rateable Value

Rateable Value 2023: £16,500.

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)).

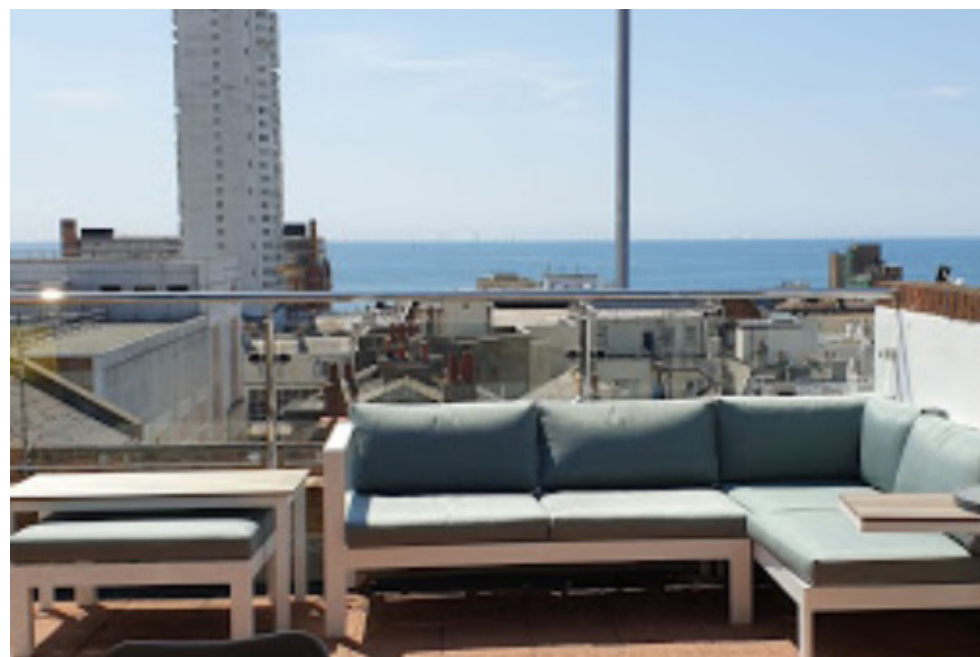
## EPC

D (84).

## 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.

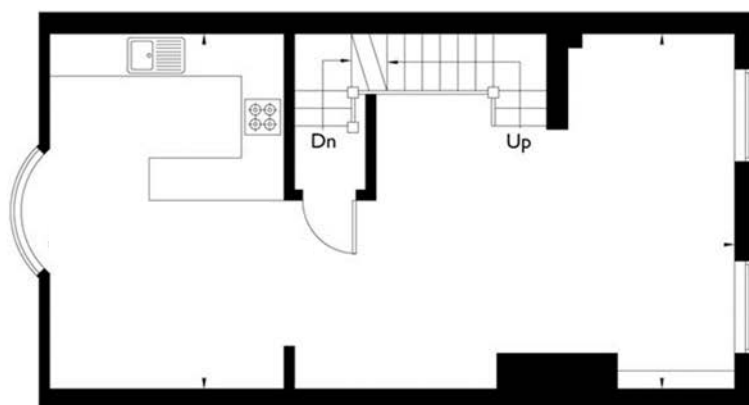




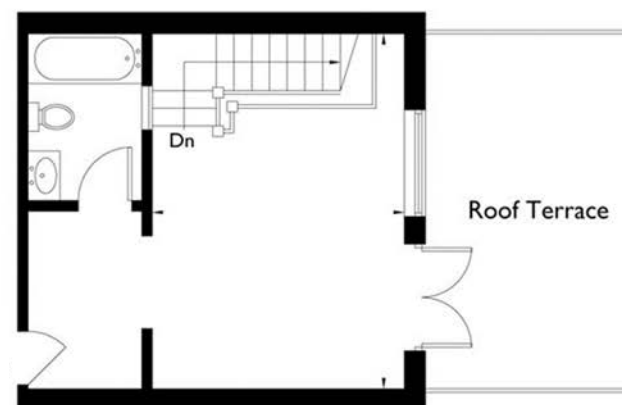
46 Upper North Street  
Brighton, East Sussex BN1 3FH

## Floor Plans

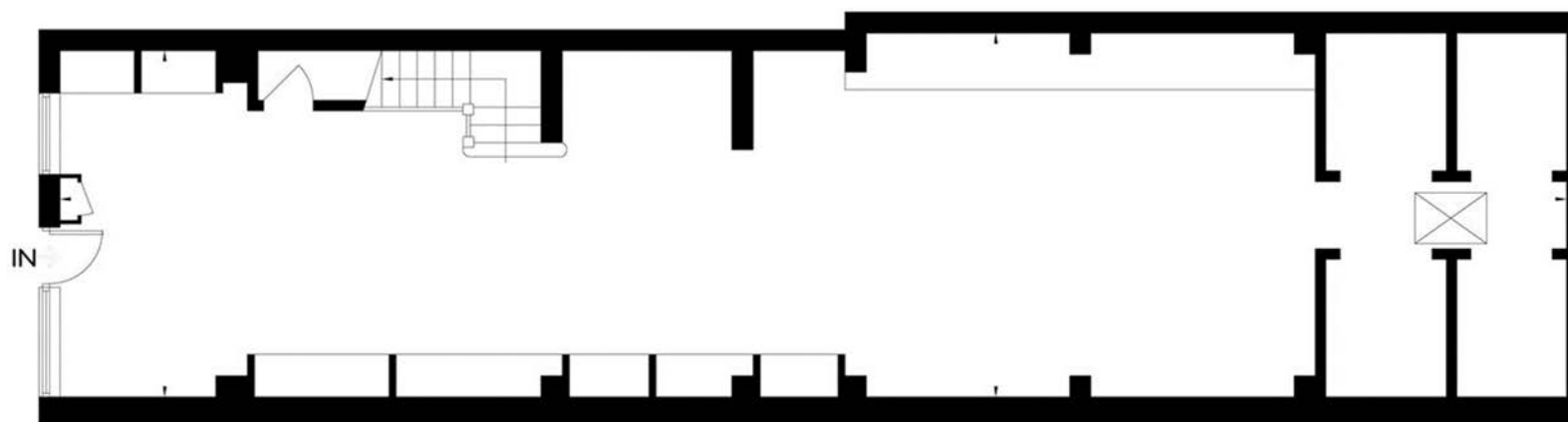
### Upper North Street, Brighton



First Floor



Second Floor



Ground Floor



46 Upper North Street  
Brighton, East Sussex BN1 3FH

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £49,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## 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](mailto:e.deslandes@flude.com)  
01273 727070

**Nick Martin**  
[n.martin@flude.com](mailto:n.martin@flude.com)  
01273 727070

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.

