



170 North Street
Brighton, East Sussex BN1 1EA

TO LET

CENTRAL BRIGHTON OFFICE SUITE

First Floor Front 1,053 Sq ft / 97.83 Sq m

Key Features:

- Low cost / fully fitted city centre office suite
- Comprising mainly open plan space arranged over first floor
- Forming part of a character city centre building
- Fully fitted and ready for immediate occupation
- Within a 10 minute walk of Brighton Station





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Location

The property is situated in the heart of the city centre on the lower part of North Street. The Royal Pavilion, seafront and Brighton station are all within easy walking distance.

Accommodation

The property comprises a period mid terraced building with 5 stories to the front (basement to 3rd floor) and 3 stories to the rear (basement to 1st floors).

The subject suite is arranged over the first floor front, and comprises mainly open plan office space, along with kitchen / break out areas, WC's and separate meeting room & storage areas.

There is also potential for any new tenant to take up the space on a fully furnished basis

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
First Floor	1,053 sq ft	97.83 sq m

EPC

We understand the property to have an EPC rating of C(74)

Planning

We 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 first floor front space is available to let by way of a new lease for a term to be agreed and at a guide rent of £22,000 per annum exclusive.

Business Rates

Rateable Value (2023): £13,750.*

*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 consultant 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

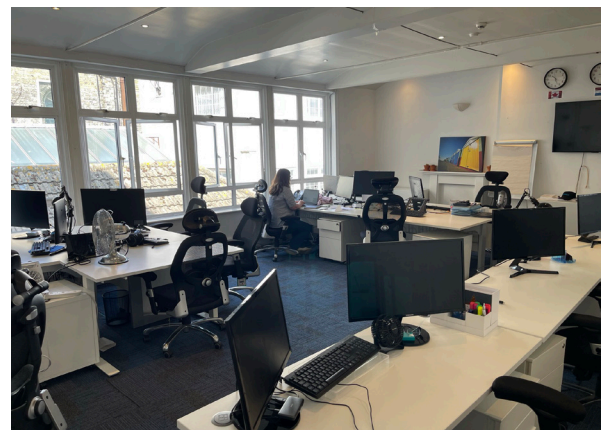
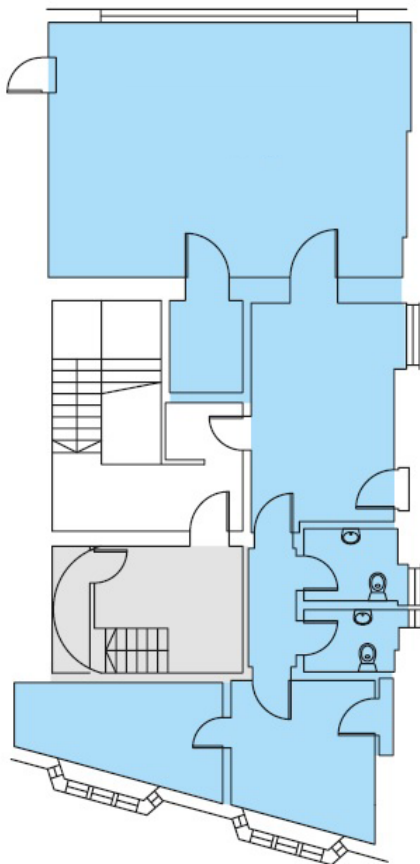
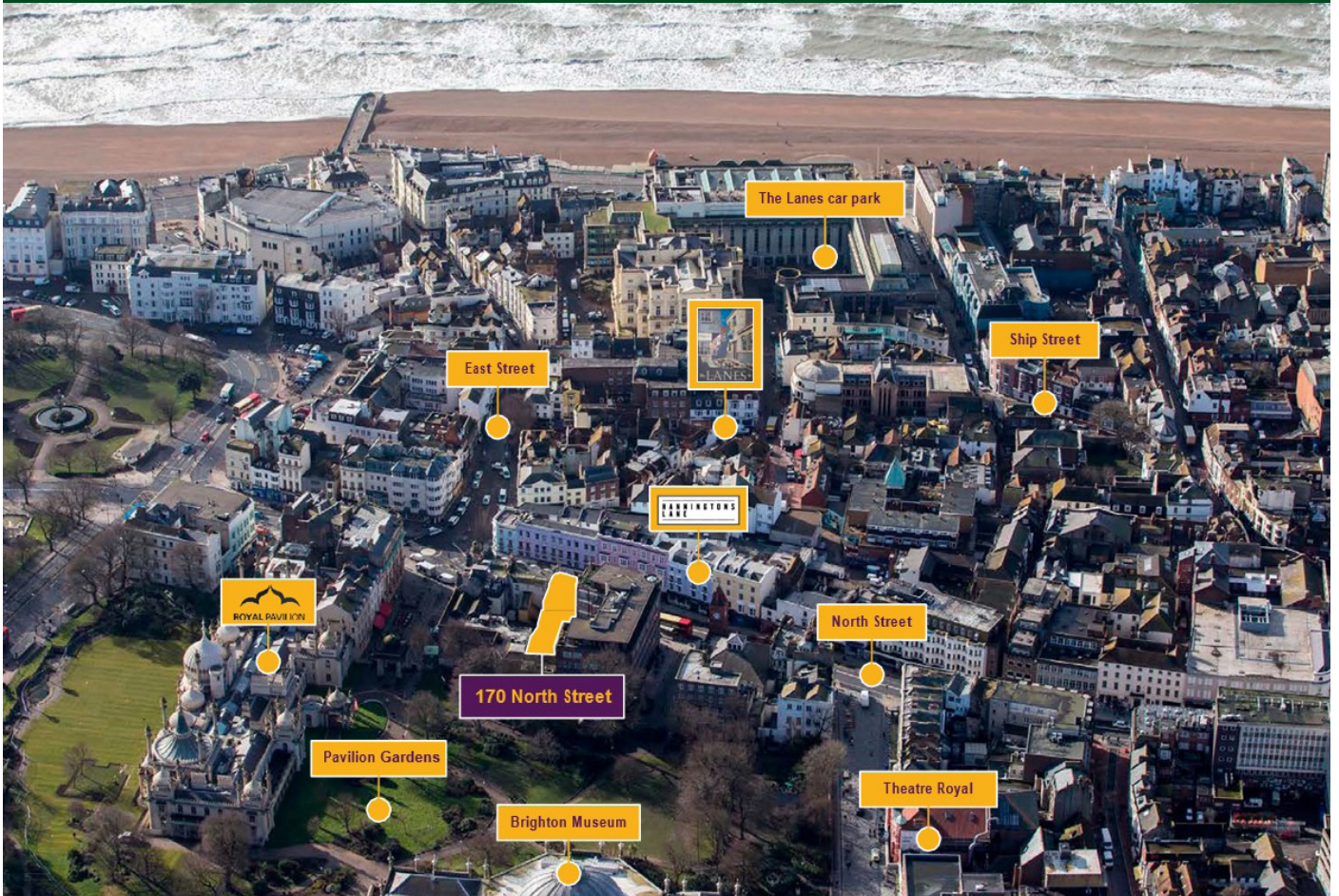


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PROPERTY CONSULTANTS





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