



**Pelham House, 25 Pelham Square**  
Trafalgar Street, Brighton BN1 4ET

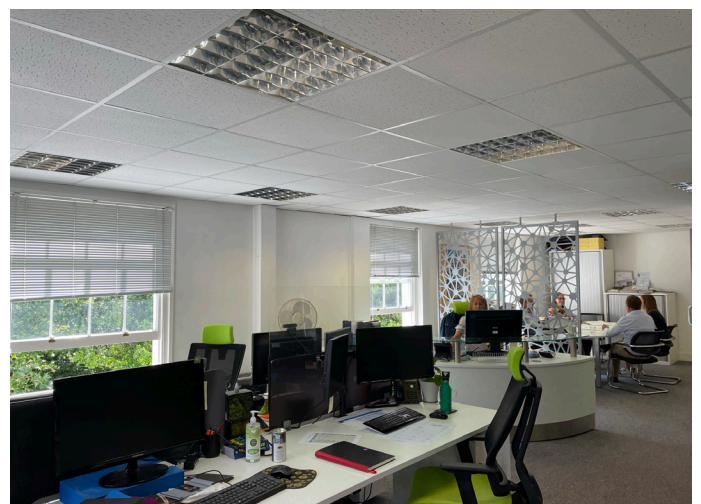
**TO LET**

## CENTRAL BRIGHTON OFFICE SUITE

Second floor: 102.29 sq m (1,101 sq ft)

### Key Features:

- Forming part of a prominent corner building located in the North Laine area of central Brighton
- Private roof terrace
- Benefiting from access to shared meeting room, communal facilities over lower ground floor, including bike storage and showers
- Just a 5 minute walk to Brighton Station
- Excellent local amenities
- Rent £29,995 per annum







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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





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## Location

The property is located within central Brighton, offering easy access to Churchill Square Shopping Centre as well as North Laine and The Lanes with their colourful array of retail outlets.

Brighton Mainline Railway Station is within easy walking distance and provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes). A major NCP car park is located within a short walking distance.

## Accommodation

The available suite is arranged over the second floor of this prominent Grade II listed and mixed use building, and accessed via a self-contained entrance to the office parts off Pelham Square. The lower ground floor provides further amenity to include a kitchen, shower room/wc, communal meeting room which is not demised and is to the benefit of the tenants. A single passenger lift serves all floors of the offices.

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

Floor	Sq Ft	Sq M
Second	1,101 sq ft	102.29 sq m

## EPC

We understand the property to have an EPC rating of C(6g).

## 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 full repairing and insuring lease for a term to be agreed at a commencing rent of £29,995 per annum

## Business Rates

Rateable Value (2023): £17,500.

## 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 joint agents Flude Property Consultants

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