



**TO LET**

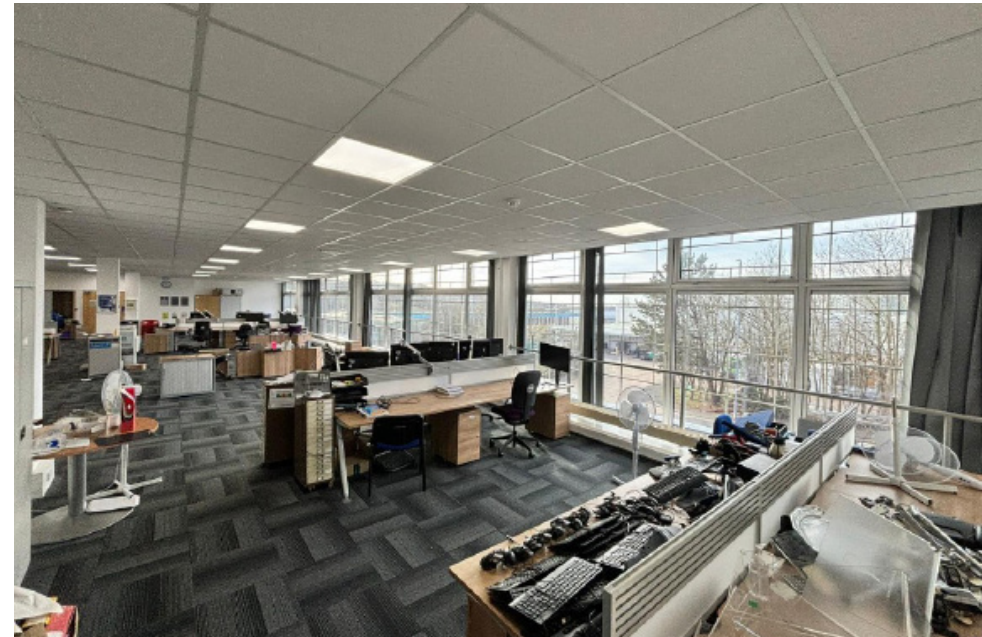
Sussex House  
Crowhurst Road, Brighton, East Sussex BN1 8AF





## Key Features

- Providing mainly open plan and versatile accommodation located on the front of the building
- Arranged over ground and first floors
- Currently fitted throughout as offices with dedicated reception area and various meeting & board room facilities
- Part air-conditioned
- Newly installed / dedicated platform lift between floors
- DDA complaint access
- Secure internal and external car parking
- Cycle parking facilities
- Access to communal roof terrace
- Available to let on a new lease from £15 psf exclusive
- Low service charge (less than £3 psf)
- On site gym
- 24 hour bus service / stops located immediately outside the front of the building





## Description & Accommodation

The subject premises are arranged over the ground and 1st floor front parts of this substantial mixed use commercial property.

The majority of the space has been in use more recently as offices, as such is fitted to a typical office specification to include:

- Carpet tile flooring
- LED lighting panels
- Suspended ceiling
- Perimeter trunking
- Fitted kitchen
- A suite of meeting rooms and board / training room facilities
- Dedicated reception area
- Platform lift
- DDA compliant WC facilities

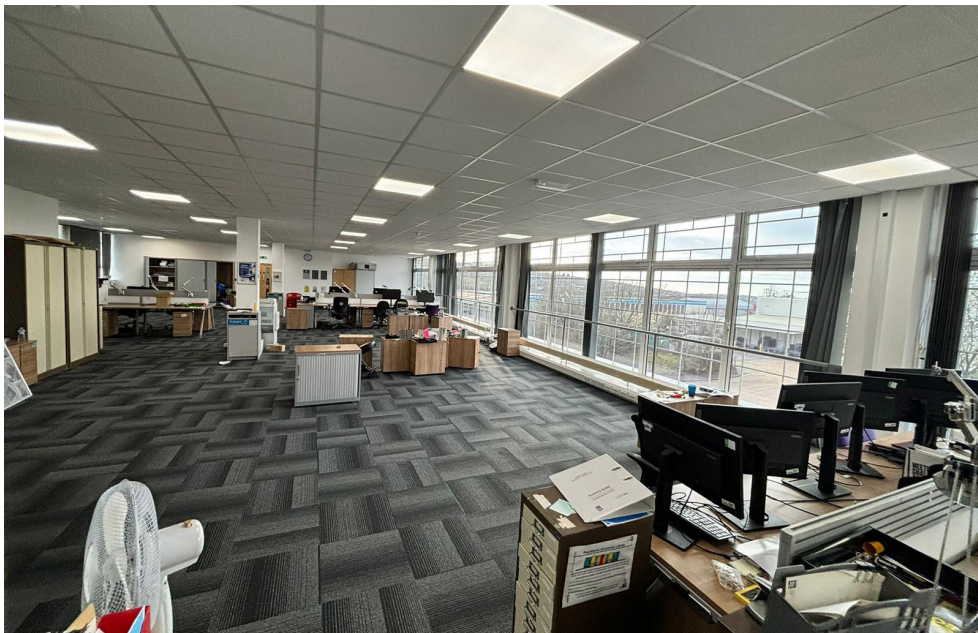
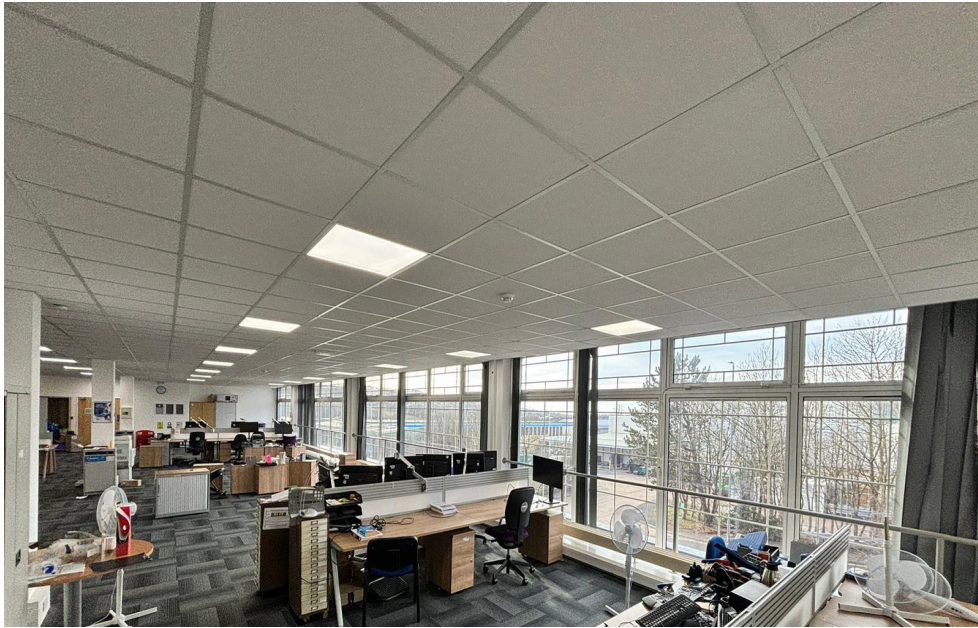
The relatively low quoting rent and service charge and configuration of the subject premises make it ideally suited to public sector and service providers seeking functional and good value workspace.

The property has the following approximate GIA:

Floor	Sq Ft	Sq M
Ground	7,048 sq ft	654.77 sq m
First	14,811 sq ft	1,375.97 sq m
<b>Total</b>	<b>21,859 sq ft</b>	<b>2,030.75 sq m</b>











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## Location & Situation

Crowhurst Road is situated to the north of Brighton in the Hollingbury area, and which comprises a mix of retail, industrial and office occupiers, and provides immediate access to the A27/A23 to the north, and Brighton and surrounding conurbations to the south, east and west.

Location pin (what3words) : mats.select.adding  
<https://what3words.com/mats.select.adding>

## Rateable Value

Rateable Value 2023: TBC

## EPC

We understand the property to have an EPC rating of B.

## 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.

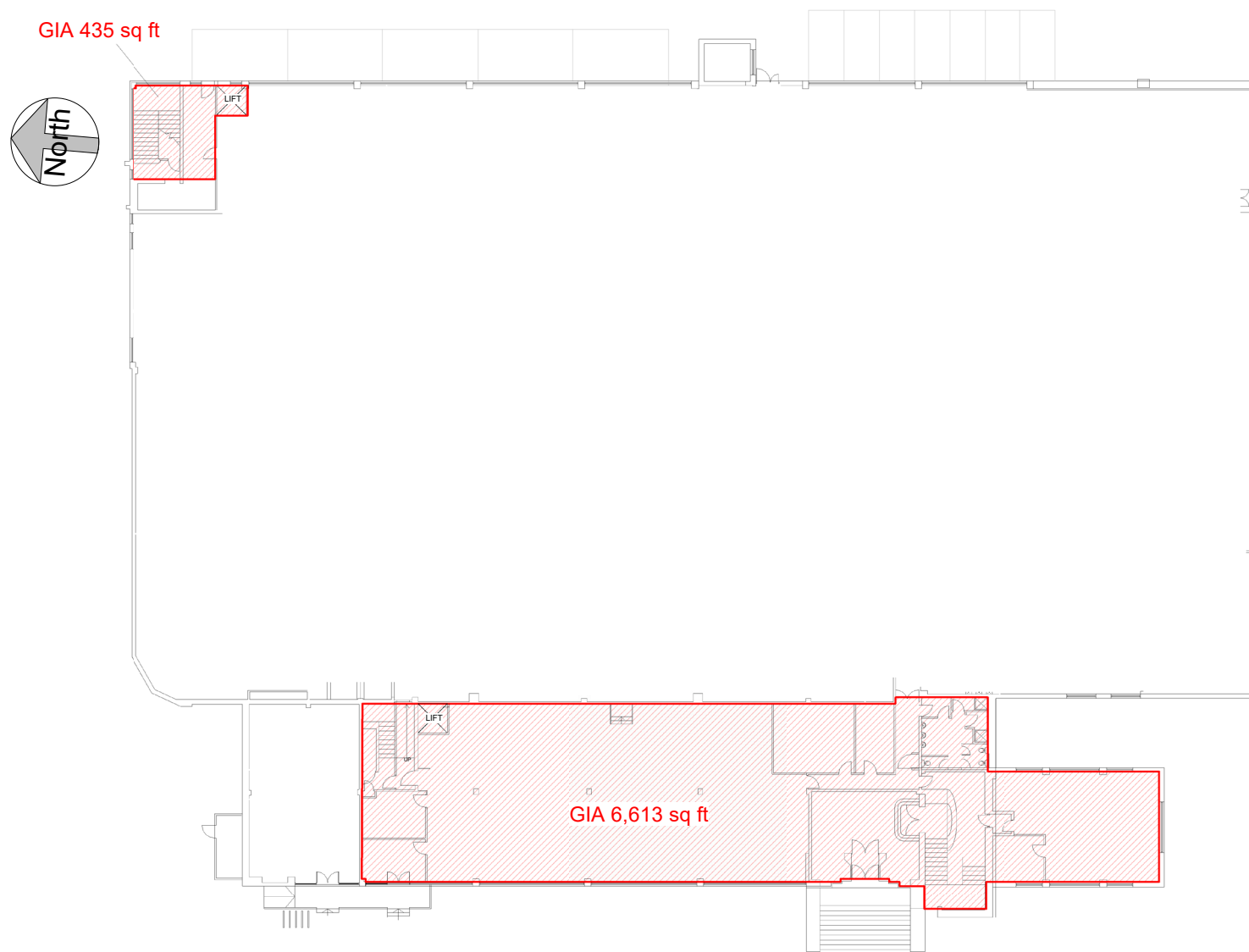
Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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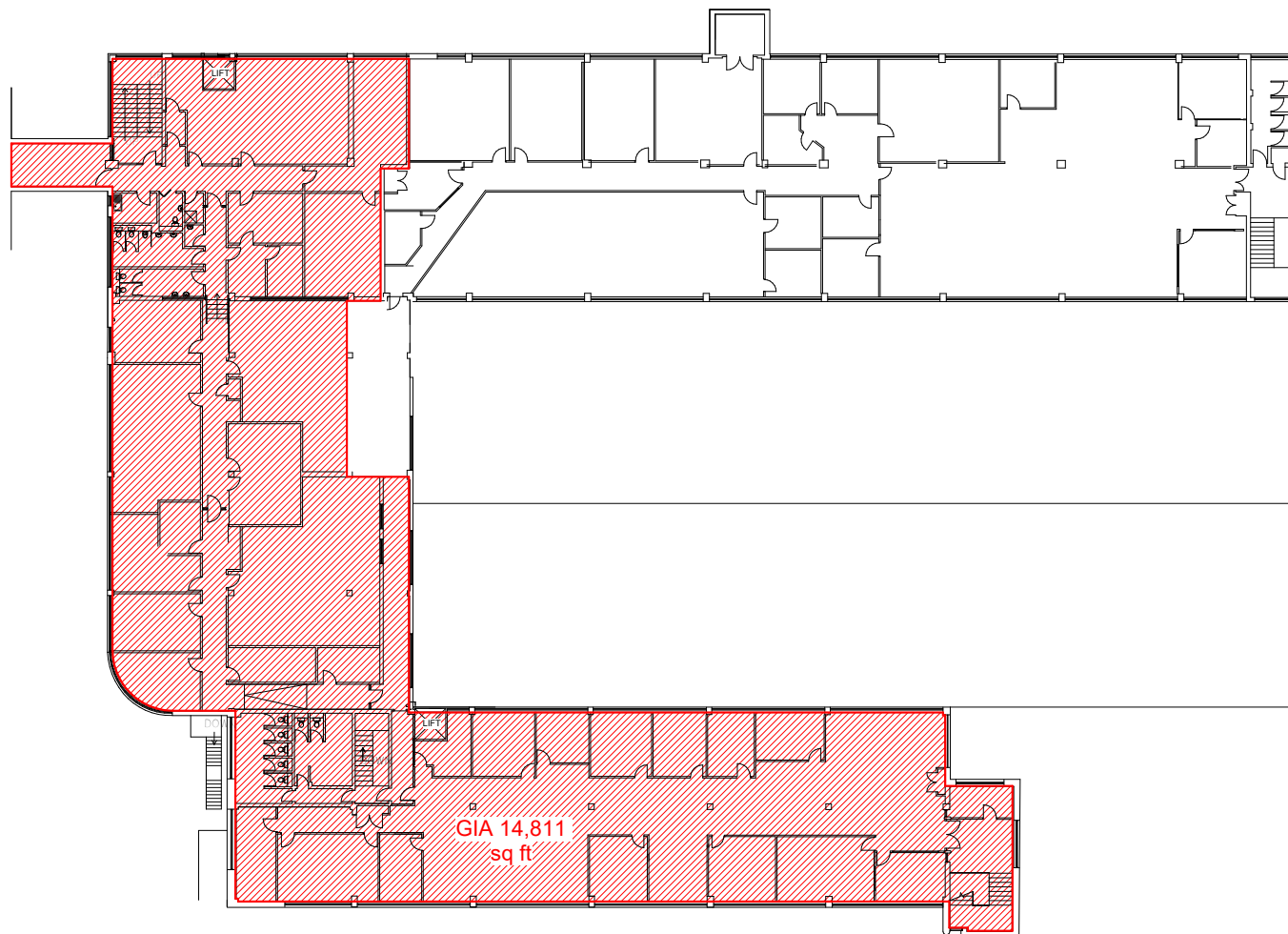
**FLOOR PLAN** For identification purposes only



1 GROUND FLOOR  
1:200



**FLOOR PLAN** For identification purposes only



1 FIRST FLOOR  
1 : 200



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## Terms

The premises are available to let either as a whole or in part, and by way of a new full repairing and insuring lease or leases for a term to be agreed and at a guide rent from £15 psf exclusive.

## Legal Fees

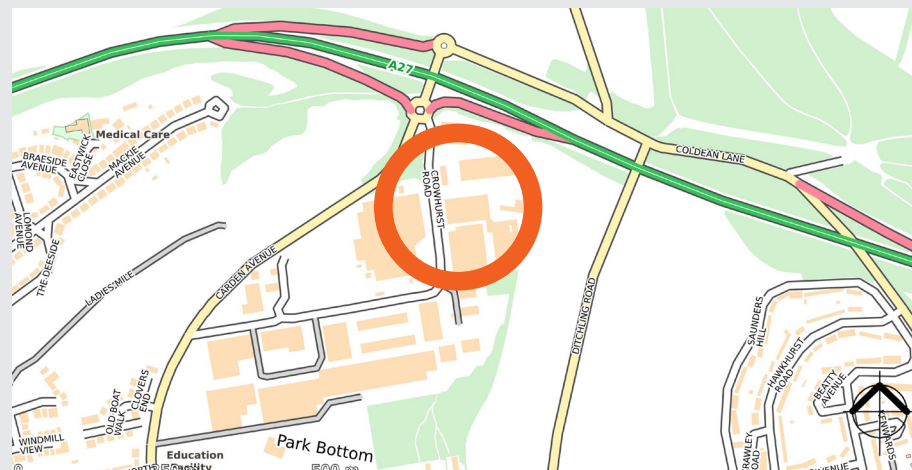
Each party to bear their own legal costs incurred.

## VAT

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:

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