



Rear of 93 London Road  
Brighton BN1 4JF

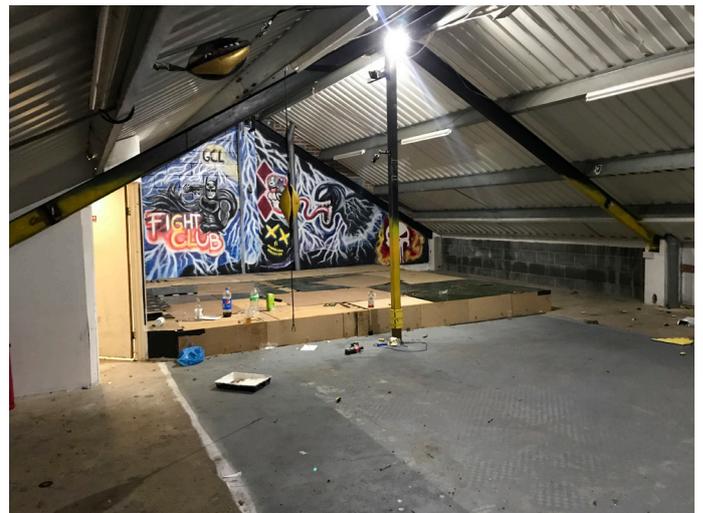
**TO LET**

## FIRST FLOOR OPEN PLAN STORAGE UNIT

Size 108.48 sq m (1,168 sq ft)

### Key Features:

- Self contained personnel access
- Within a 10 minute walk of Brighton Station
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rent £12,000 per annum
- Available immediately
- 1 parking space





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## Location

The subject property is located to the rear of 93 London Road. 93 London Road is on the eastern side of the road. There is an alleyway to the north of 93 London Road, which leads around to the rear car park and the first floor store. There are excellent bus links on London Road, and Brighton and London Road mainline train services are within a short walk.

## Accommodation

The subject property located on the first floor is accessed by way of a personnel entrance leading into clean and dry storage accommodation. There is currently a chipboard partition erected down the middle of the premises, which can be removed to make the space open plan.

The store benefits from the following:

- Concrete floors
- Blockwork walls
- Pitched steel roof panels
- Strip lighting
- WC
- Good eaves height to the apex

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq M	Sq Ft
First Floor	108.48	1,168

## EPC

TBC

## 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

## Business Rates

TBC

## 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 rent of £12,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## 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:

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**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH