



TO LET

33 New Road
Brighton, East Sussex BN1 1UG



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Key Features

- Prime location in the heart of the city centre
- Refurbished to a high standard throughout
- Situated on a prominent corner at the gateway to The Lanes
- Comprising newly refurbished open plan office space
- 10 minutes' walk from Brighton Station
- External light well / courtyard area

Location & Situation

The property is located within the heart of the city's main commercial district at the southern end of New Road close to its junction with North Street.

The property is well served by a diverse array of local amenities including shops, cafés, restaurants and public car parks. Situated close by are The Royal Pavilion & Gardens, The Theatre Royal, The Dome, The Jubilee Library, Churchill Square Shopping Centre, The Lanes and the seafront. Brighton Station lies within easy walking distance to the north.





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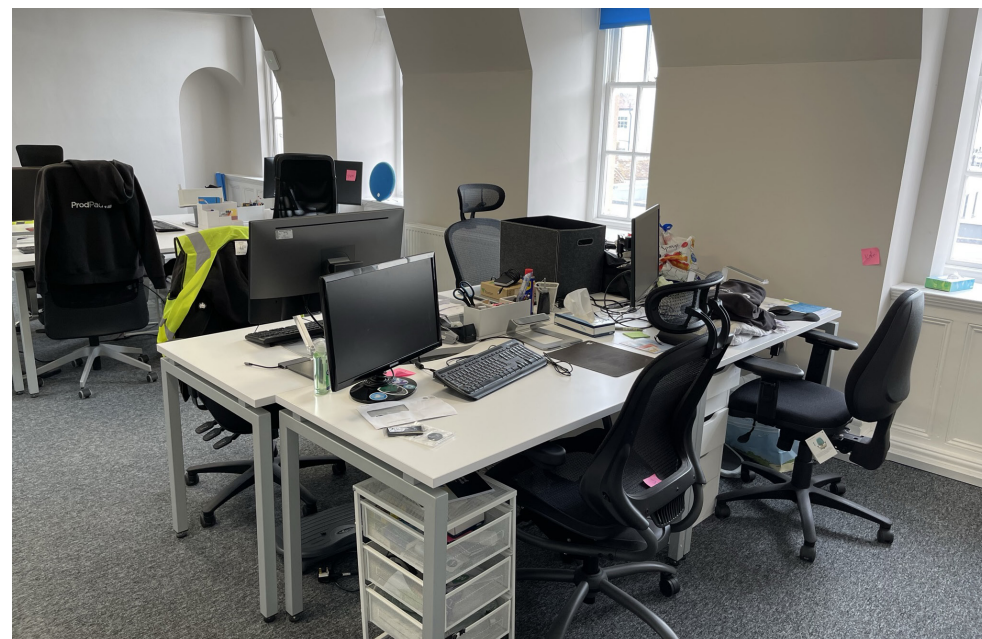
Description & Accommodation

The subject space comprises the upper parts of this attractive mixed office / retail use commercial property. The space has been refurbished throughout in a modern contemporary style, with care taken to compliment many of the original features. The space is fitted to a standard that includes:

- Modern LED lighting throughout
- Central heating system
- Modern kitchenette facilities to every floor
- Plentiful WC provision to all floors

The property has the following approximate IPMS Office 3 areas:

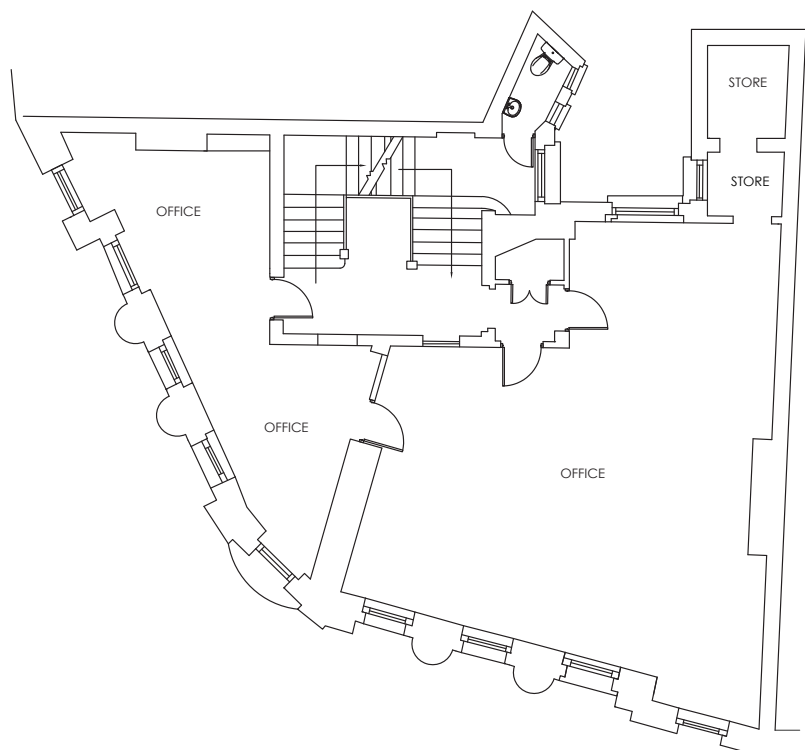
Floor	Sq Ft	Sq M
First floor	1,080	100.00
Second floor	980	91.04
Third floor	990	91.97
Total	3,050	283.34



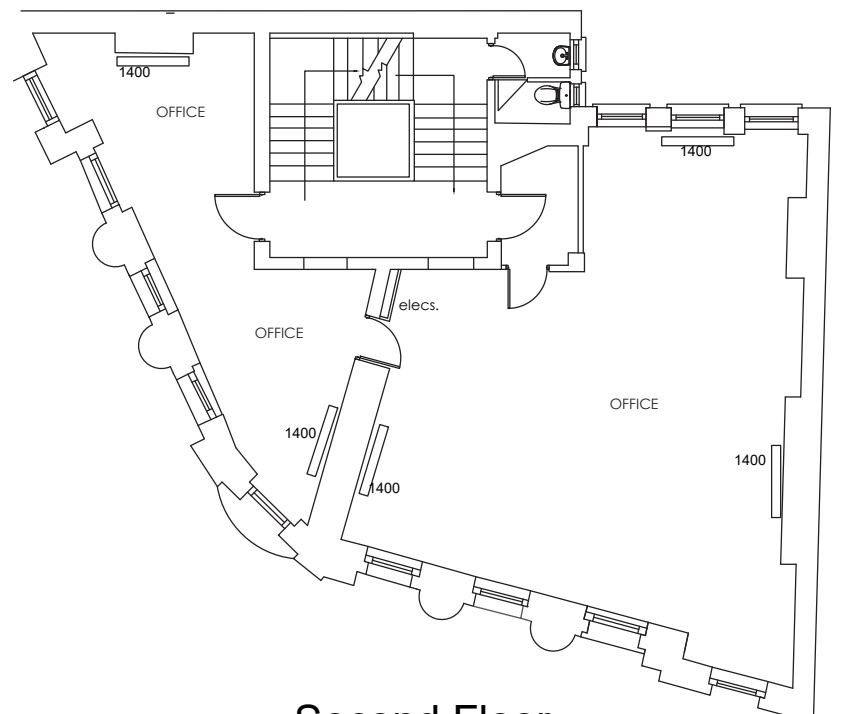


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INDICATIVE FLOOR PLAN



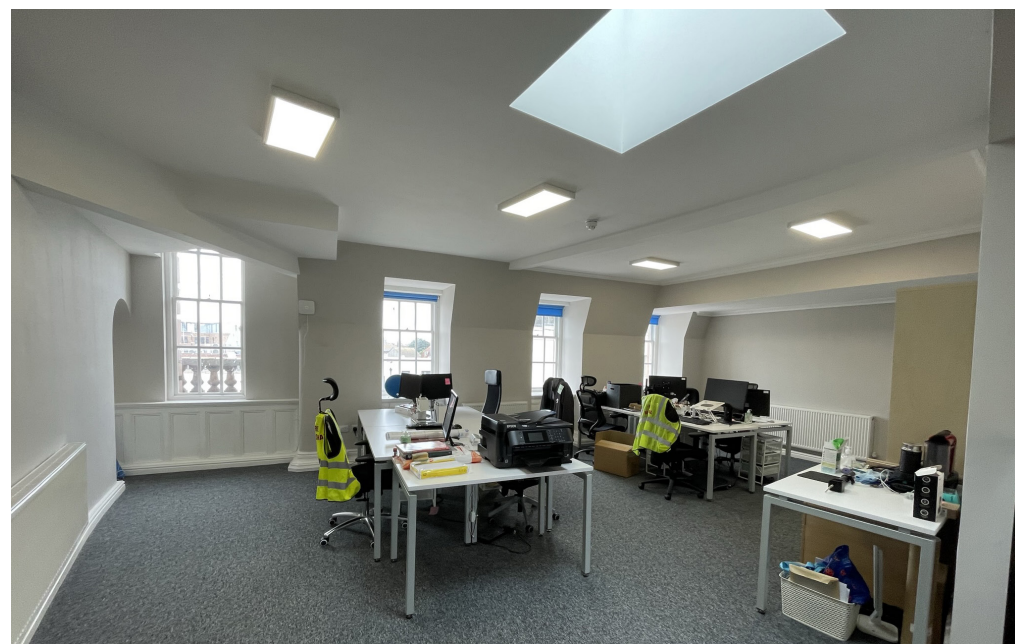
First Floor
1,080 sq.ft.



Second Floor
980 sq.ft.



Third Floor
990 sq.ft.





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Terms

The property is available to let by way of a new lease, either as a whole or in part for a term to be agreed, and at a guide rent from £20 per sq ft / per annum exclusive.

Business Rates

Rateable Value (2023): £27,750.

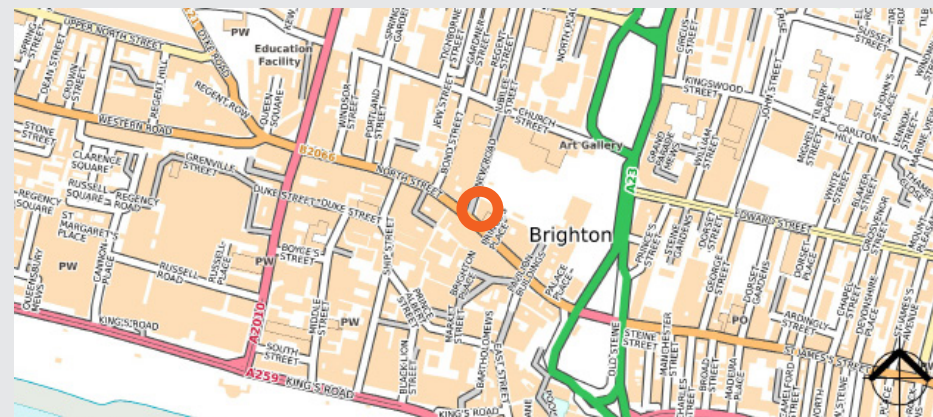
EPC

We understand the property has an EPC rating of C(66).

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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