



**TO LET**

Ground, 1st & 2nd Floors London Gate  
72 Dyke Road Drive, Brighton BN1 6AJ



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## Key Features

- Available on a part fitted basis to include meeting rooms and kitchen / break out area
- Or alternatively can be made available to an open plan / Cat A specification
- Air conditioning and central heating system
- LED lighting panels / suspended ceilings / perimeter trunking
- Providing dual aspect views with excellent natural light
- On-site parking with up to 10 car spaces included
- Low service charge running at approx. £5 psf
- To let either on a new lease or flexible licence agreement
- Within walking distance of Preston Park Station
- Low quoting rent - £18 per sqft

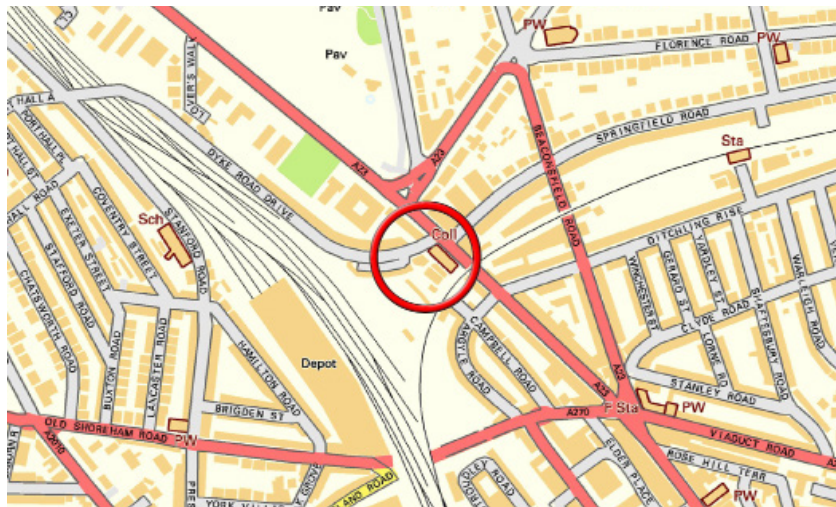




## Location & Situation

The property is situated in an established and popular out-of-town office location at the junction of Dyke Road Drive and Preston Road, which forms part of the main A23 London Road providing easy access into and out of the city centre.

There are regular bus services and cycle lanes along Preston Road, whilst Preston Park railway station is within walking distance providing a direct service into London Victoria. Preston Park with the attraction of its tennis courts, cafés and other leisure facilities is located within a five minute walk to the north.





## Description & Accommodation

The property comprises an impressive five storey modern purpose built office building. The subject accommodation is located over the ground, 1st & 2nd floors and offers good quality open plan office space with parking spaces allocated to each floor.

The accommodation benefits from the following amenities:

- Carpeting throughout
- LED lighting
- Suspended ceilings
- Perimeter trunking
- Air conditioning & heating system
- Window blinds
- Excellent natural light
- Meeting rooms
- Kitchen / break out areas
- Separate male, female & disabled WC facilities
- Door entry system to each suite
- Lift
- Secure on site parking

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	1,900	176.5
First	1,950	181.2
Second	1,950	181.2





## Indicative Layout Plan



- 01 FULL HEIGHT PARTITIONS
- 02 WORKSTATIONS 1400x700 - 26no
- 03 TALL STORAGE 1000x500
- 04 MEETING ROOM
- 05 COMMS ROOM WITH 1600x800 DOUBLE TIERED TABLE, LOW STORAGE & METAL SHELVING
- 06 AUDIO ROOM WITH 1800x700 DESK
- 07 BREAKOUT SEATING
- 08 TEAPOINT BREAKOUT





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## Business Rates

Ground Floor: £29,250  
First Floor: £29,250  
Second Floor: £32,000

## EPC

Ground Floor: C (73)  
First Floor: C (63)  
Second Floor: C (62)

## 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 floors are available to let either individually or together by way of a new lease or flexible licence agreement for a term to be agreed at a guide rental of £18 psf per annum exclusive.

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

