

**3 MONTHS
RENT FREE
AVAILABLE**



TO LET

First Floor, Apex House
69 Middle Street, Brighton BN1 1AL



Key Features

- Fitted to an exceptionally high standard throughout
- Located in the lanes and close to the sea front
- Within walking distance of Brighton Station
- Recessed LED lighting
- On-site secure parking
- Glass meeting room
- Rent £56,600 per annum
- Flexible terms considered

Location & Situation

The property is located within the historic Lanes area of central Brighton.

Middle Street lies parallel between West Street and Ship Street, and connects with the A259 Kings Road on the seafront. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.





Description & Accommodation

The available accommodation is located on the 1st floor of this four storey mid terrace building, located on the easterly side of Middle Street. There is secure car parking to the rear.

The property has been fitted to a high standard throughout and includes:

- Carpet tile flooring
- Recessed LED lighting
- Fitted kitchen and break out area
- Glass fronted meeting room with hardwood flooring
- Electronic door entry system
- Separate male & female WCs
- Central heating

The available accommodation has the following approximate Net Internal Area IPMS3:

	Sq Ft	Sq M
First Floor	2,506	233

Rateable Value

Rateable Value (2023): £41,250.







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EPC

We understand the property to have an EPC rating of C(68).

Planning

We understand that the premises benefit from Class E Commercial Business and Service use within the Use Classes Order 2020.

Terms

The available space is available to let on a new lease for a term to be agreed and at a rent of £56,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

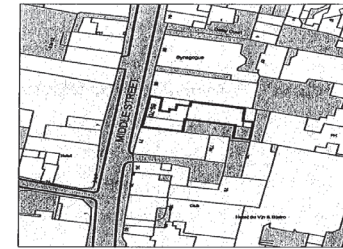
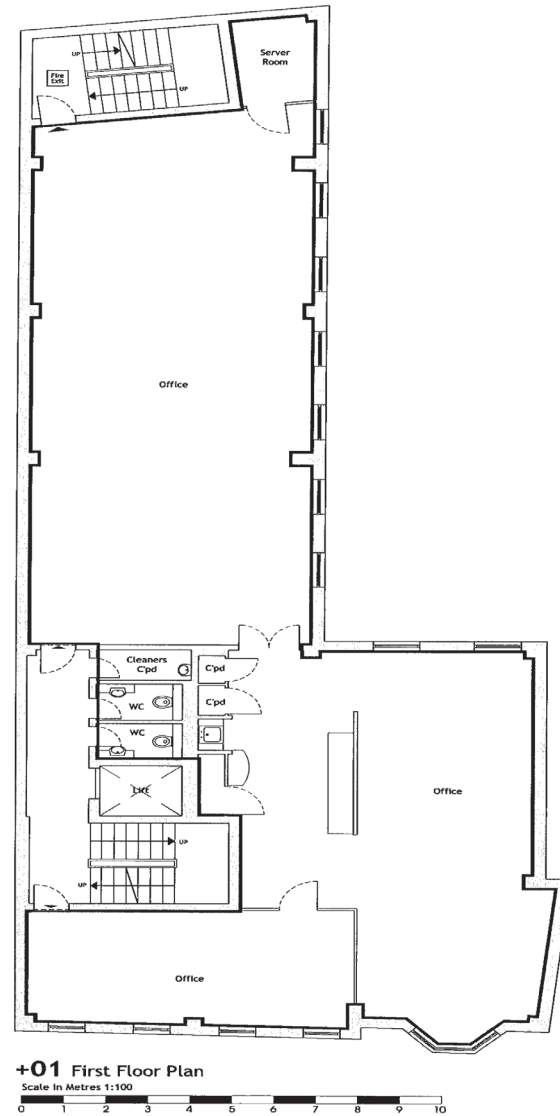
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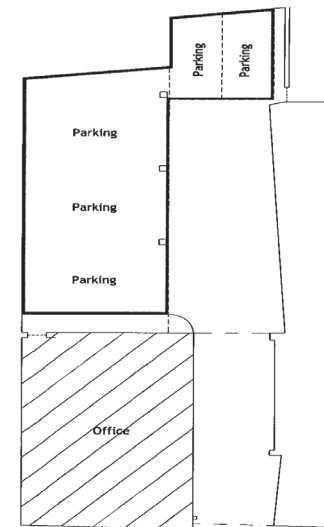
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+LP Location Map 1:1250
Scale in Metres 1:1250
0 10 20 30 40 50



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