

ONE FLOOR  
REMAINING



**TO LET**

**3rd Floor, Ridgeland House  
Dyke Road, Brighton BN3 1TL**



## Key Features

- Comprising mainly open plan office space
- Fitted to a high standard throughout including a suite of meeting and conference rooms
- Fully fitted kitchen and break out areas over each floor
- Air conditioning (HVAC) system to all floors
- Raised access floors, suspended ceiling with integral LED lighting panels
- Dedicated on-site car parking spaces & secure bike storage facilities
- Located in the popular Seven Dials area
- Within a 10 minute walk of Brighton Station
- Excellent local amenities
- EPC 'B' rating

## Location & Situation

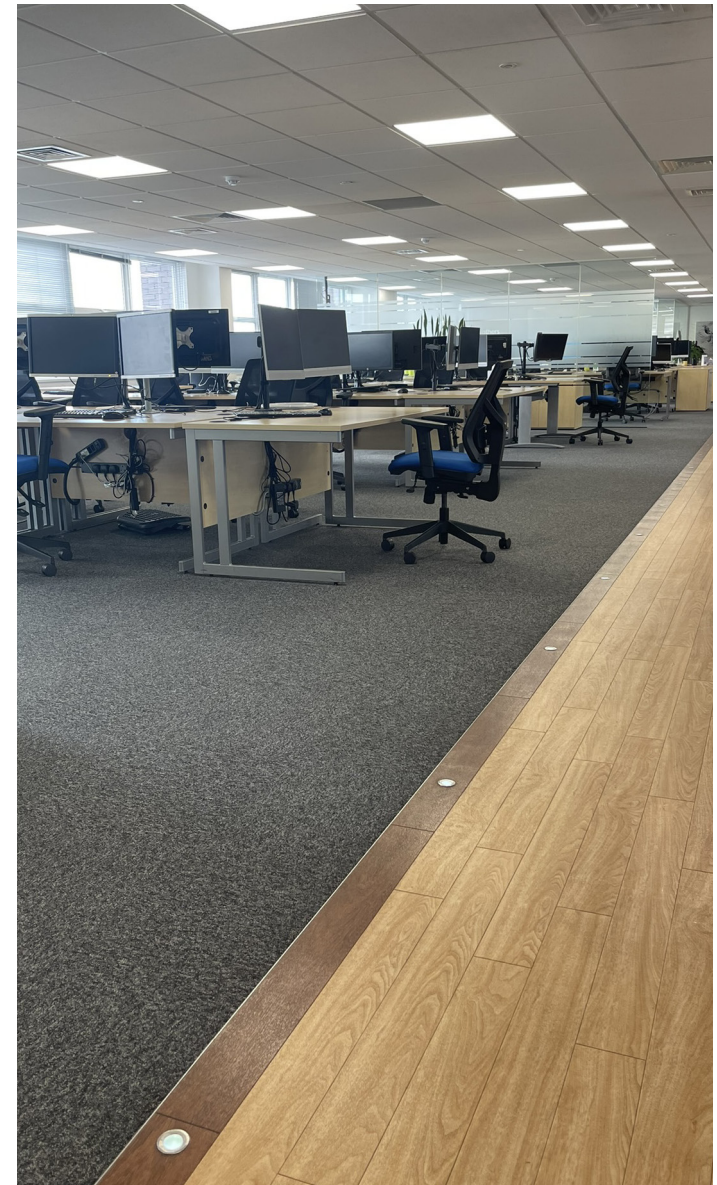
Ridgeland House is located on the west side of Dyke Road approximately 150 metres north of the Seven Dials junction. Seven Dials is a popular residential and commercial area of Brighton & Hove with a variety of shops, restaurants and services.

Brighton station is easily accessible within a half mile walk. Brighton city centre is approx. 2/3 mile to the south and the seafront less than a mile. Dyke Road is one of the principal arterial roads into the city connecting with the A27 South Coast Trunk Road 2.25 miles to the north.





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## Accommodation

The accommodation has the following approximate NIA:

	Sq Ft	Sq M	
2nd Floor	7,247	673.2	LET
3rd Floor	7,272	685.0	AVAILABLE

Car parking spaces are allocated to the floors at a ratio of approx. 1:472 sq ft

## Rateable Value

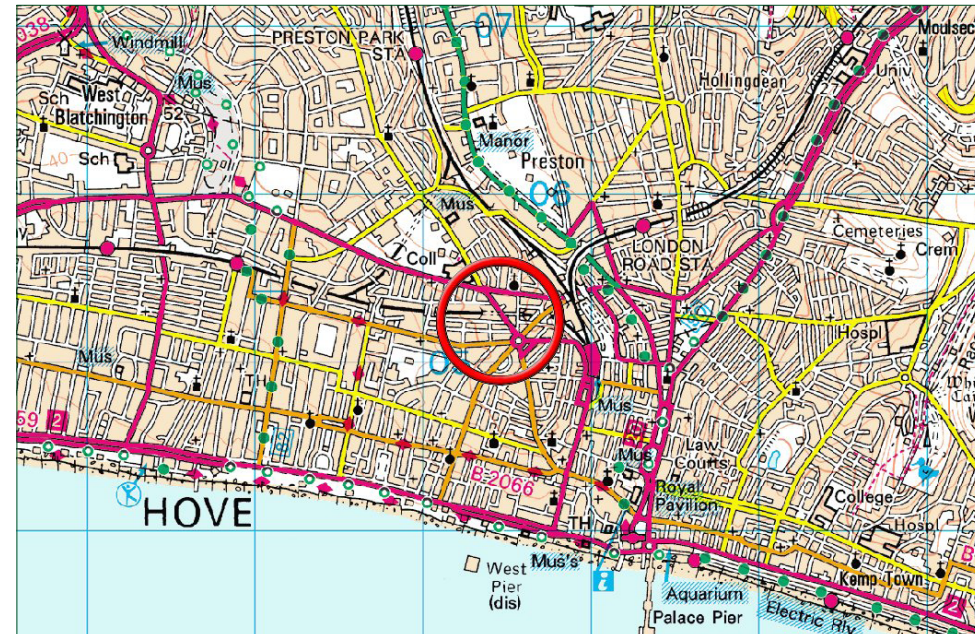
At present the 2nd & 3rd Floors are jointly assessed for business rates:

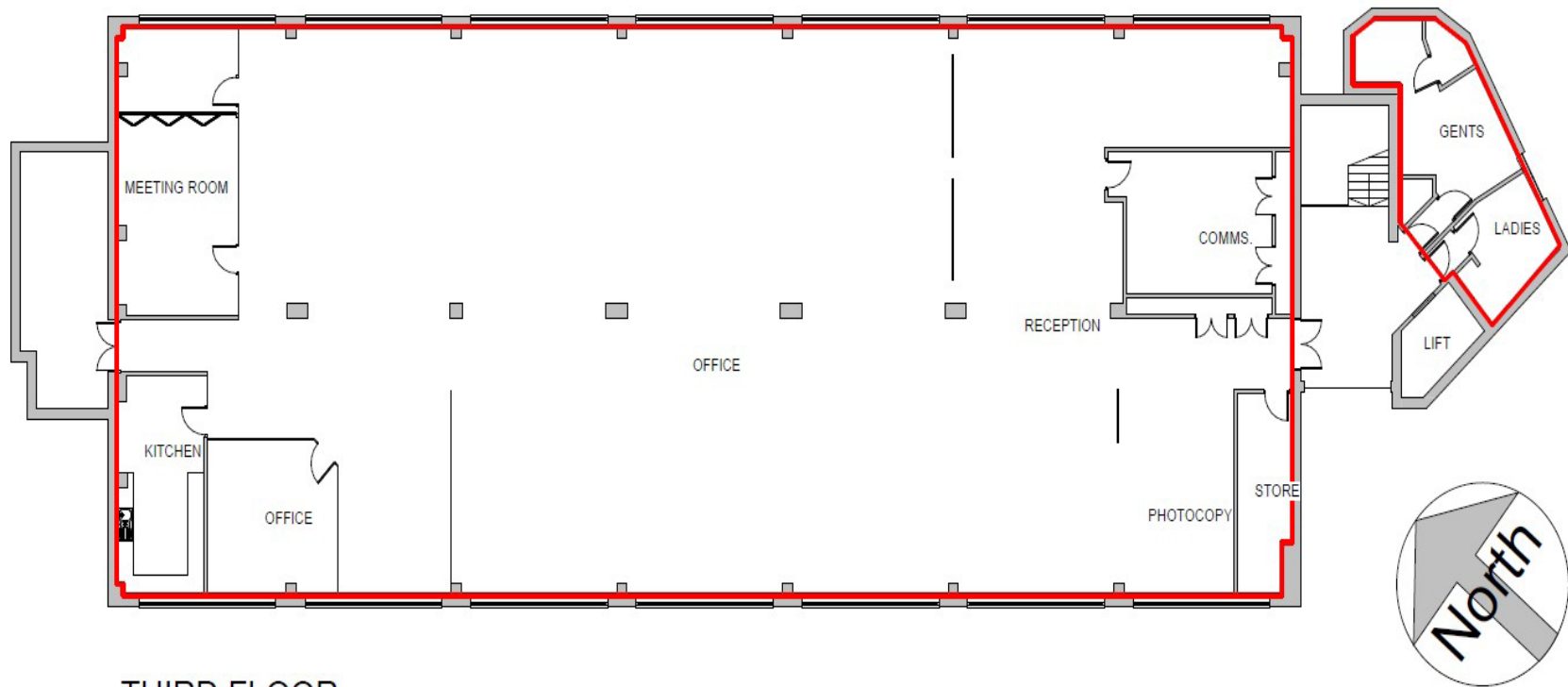
Rateable Value (2023): £250,000.

## EPC

We understand the property has the following EPC ratings:

Third Floor: B (32)





### THIRD FLOOR

1 : 200



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## 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.

## Terms

The premises are available to let by way of a new effective FRI lease at a guide rental of £25 psf per annum.

## 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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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.

