

**TO LET**

Castle House  
Sea View Way, Woodingdean, Brighton BN2 6NT



## Key Features

- Self-contained units from 1,500 sq ft – 3,223 sq ft
- Low service charge
- Modern office suites
- Highly energy efficiency rating (EPC B) with solar panels
- Air conditioning & new LED lighting
- Raised floor and computer cabling
- DDA compliant shower and disabled parking
- EV charging by arrangement
- Up to 11 dedicated on site car parking spaces plus visitor spaces
- Out of town business park location
- Potential for alternative Class E uses (medical & leisure)
- Fitted meeting rooms and kitchenette

## Location & Situation

Woodingdean forms part of the city of Brighton & Hove and is located approximately 3 miles from Brighton city centre. There is a good range of local shops and facilities and a regular bus service to Brighton city centre and Brighton Marina.

Castle House is located on top of the downs to the north of central Woodingdean just west of the B2123 Falmer Road which provides easy access to the A27 to the north and the A259 to the south. Occupiers include Handelsbanken.





## Description & Accommodation

Castle House is a modern office building completed at the end of 2004. It is arranged over two floors with two wings per floor arranged around a central core area incorporating a shared reception lobby, lift to the first floor and male and female WC facilities. The building is DDA compliant and has roof top solar panels.

The office space is currently divided into separate suites on the ground floor and comes with the benefit of up to 11 dedicated on site car parking spaces.

The available suites have the following approximate NIA:

Area	Sq Ft
Ground floor - Suite 1	1,650
Ground floor - Suite 2b	1,500
Ground floor - Suite 1 and 2b combined (including lobby)	3,223

## EPC

We understand the suites to have an EPC rating of B

## Planning

The premises benefits 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.



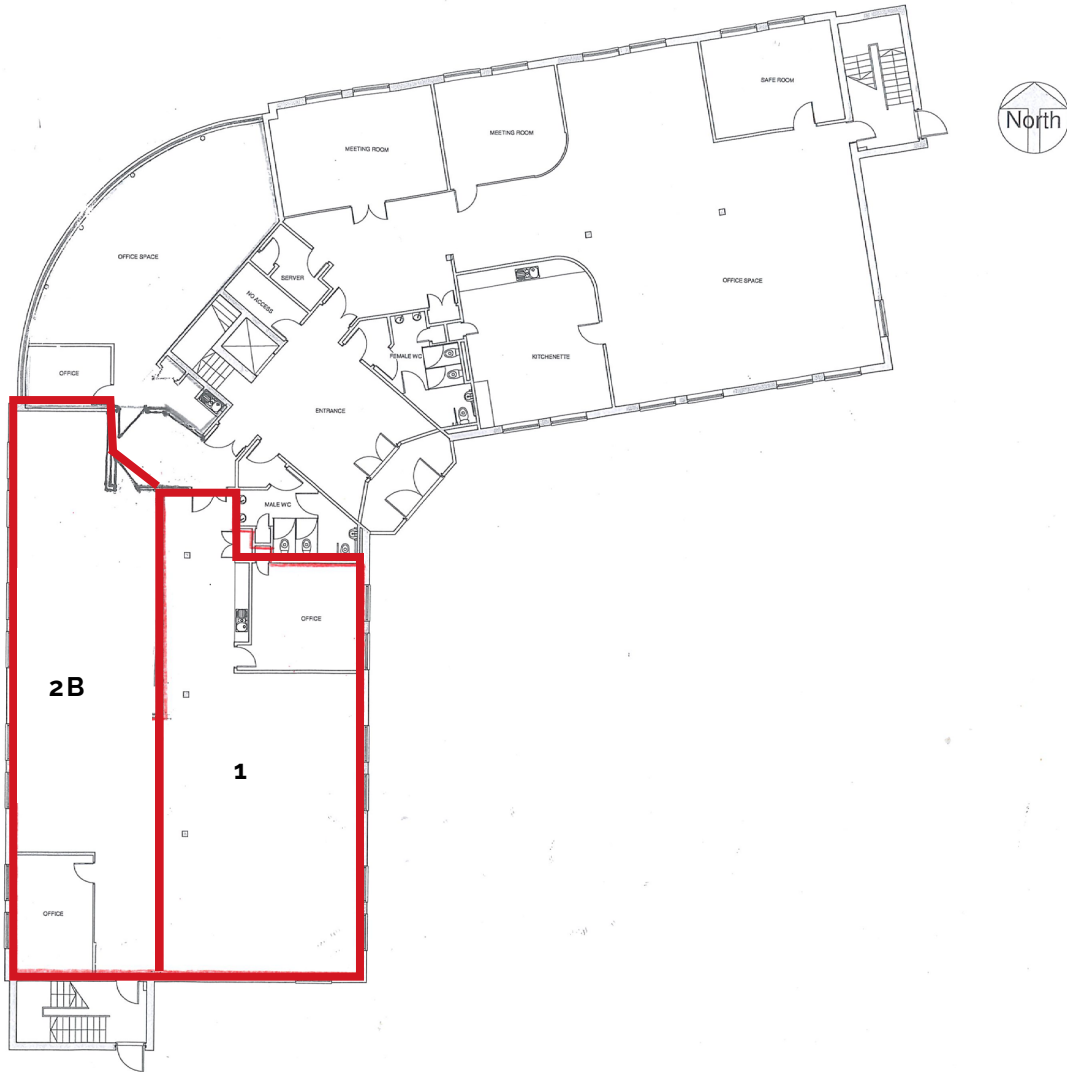


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FLOOR PLAN For identification purposes only





## Rateable Value

Suite 1: £28,250

Suite 2a & 2b combined: £41,000 (please note the suite will need to be re-assessed)

## Terms

The suites are available to let by way of a new effective full repairing and insuring lease for terms to be agreed.

Ground floor - Suite 1	Guide £28,875 per annum exclusive
Ground floor - Suite 2b	Guide £26,250 per annum exclusive
Suites 1 & 2b combined	Guide £56,402 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.



## Further Information

Please contact the joint agents Flude Property Consultants & Oakley

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