



TO LET

Third Floor, 19a Portland Street
Brighton, East Sussex. BN1 1RN



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Key Features

- 504.18 sq m (5,427 sq ft) with potential to split into two separate suites
- Comprising high specification and versatile office accommodation
- Air conditioning
- Fully fitted
- Located in the heart of the city centre
- Within 8 minutes' walk from Brighton Station
- Rent £25 per sq ft per annum
- Ready for immediate occupation
- Available on flexible terms
- No VAT payable





Description & Accommodation

The subject space is located on the third floor of this attractive character building, and has been fitted to an exceptionally high standard throughout, and to include an impressive board room, various meeting rooms, an extensive break out area and fully fitted kitchen with servery.

There is also potential to split the floor to create 2 smaller suites of circa approx. 2,500 sq ft each.

We have measured the existing accommodation to comprise the following approximate IPMS 3:

Floor	Sq ft	Sq m
Third	5,427 sq ft	504.18 sq m





Rateable Value

Rateable Value 2023: £83,000

EPC

We understand the property to have an EPC rating of B(33)

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.

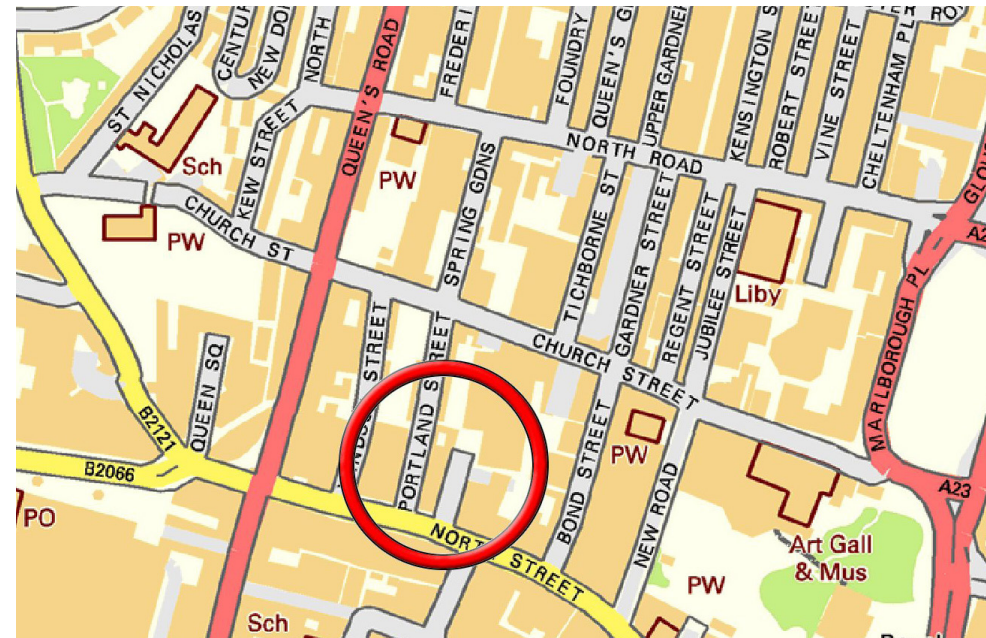




Location & Situation

The property is located in a well-established business district right in the heart of Brighton's vibrant city centre. It benefits from a highly convenient position, just a short walk away from the iconic Clock Tower. The location also offers excellent connectivity, with Brighton Station only 8 minutes on foot, providing regular train services to London and other key destinations.

Additionally, the property is within easy reach of the popular Churchill Square shopping centre and the seafront, making it a prime spot for businesses seeking a central, dynamic location.





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Terms

The property is available to let by way of a new lease for a term to be agreed and at a rent of £25 per sq ft per annum exclusive.

Flexible terms will be considered.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not elected for the VAT and that therefore there will be no VAT payable.



Further Information

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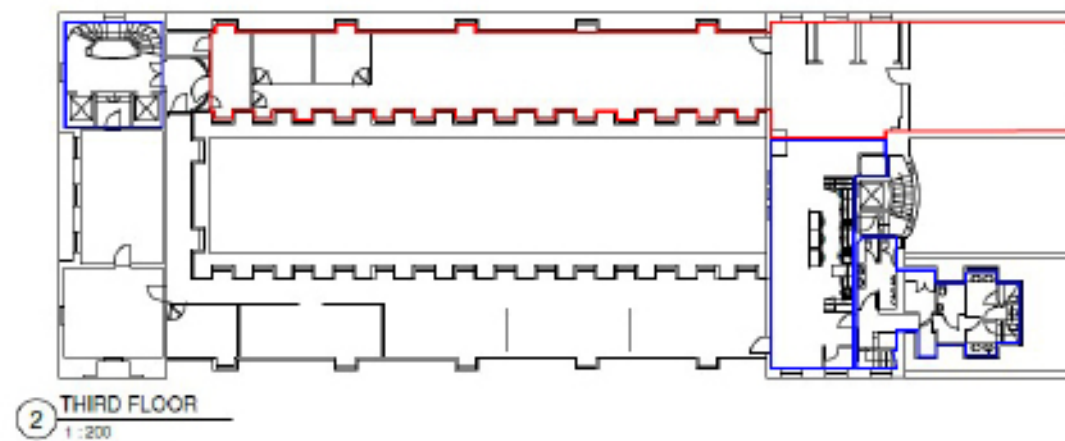
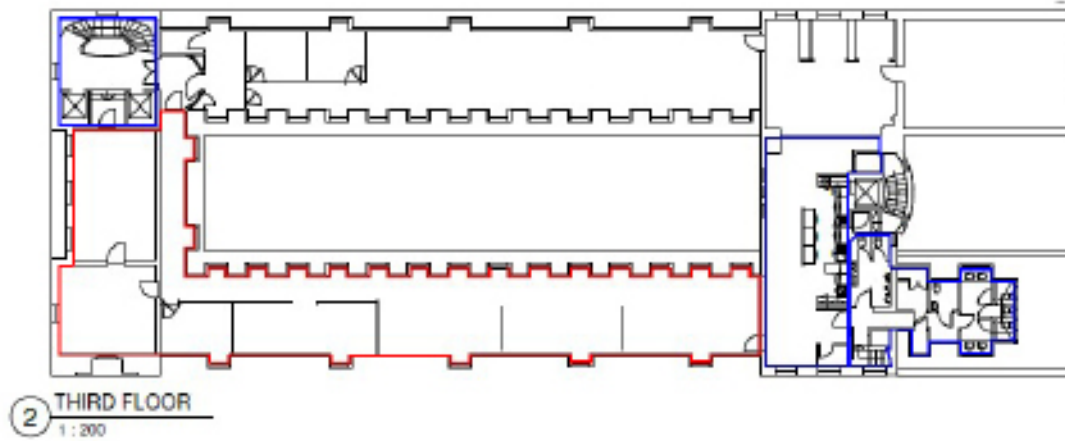
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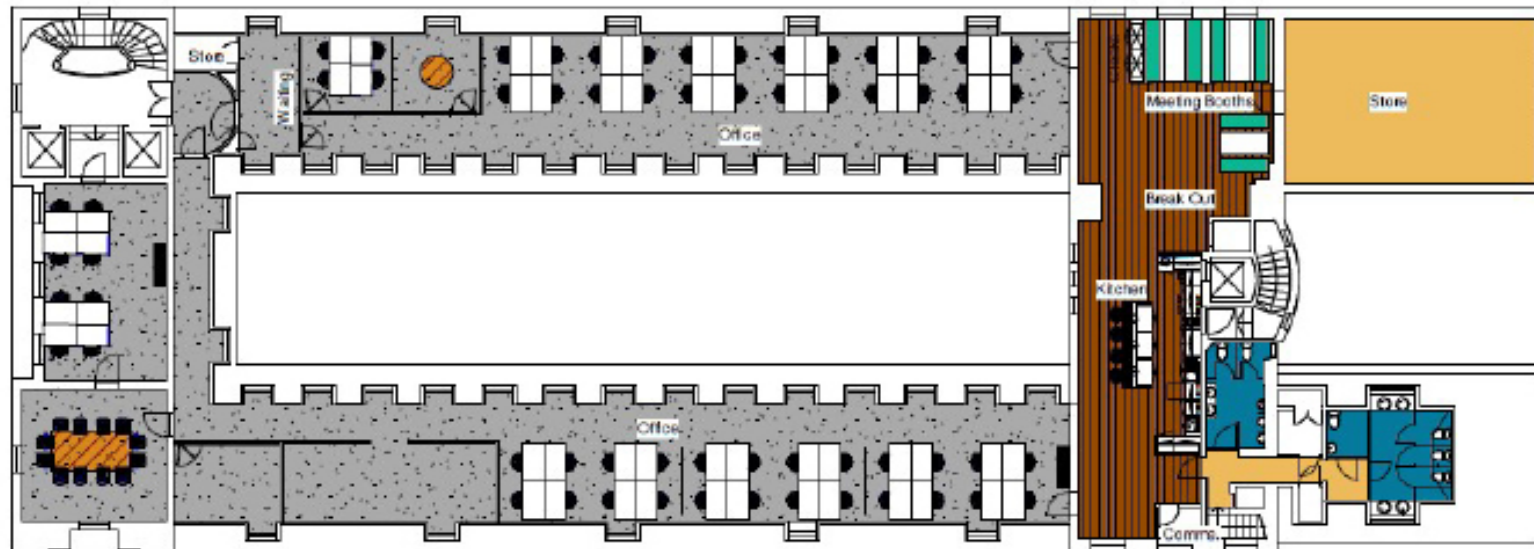


Potential split options





Floor Plan



1 THIRD FLOOR
1 : 200