



TO LET

Plus X Innovation Hub
Lewes Road, Brighton BN2 4GL



Location & Situation

The property is situated on Lewes Road, just north of the centre of Brighton and with easy access to the A23 and the A270 Lewes Road.

Moulsecoomb Station lies within short walking distance to the north, whilst there are numerous bus services close by.

Key Features

- Comprising the final self-contained open plan office suite in the building
- Newly fitted to a CAT A specification
- Air conditioned
- Forming part of the impressive new Plus X Innovation Hub
- With access to weekly events including yoga classes and member socials
- In house café serving locally sourced and nutritionally balanced food
- Access to extensive rooftop terrace and gardens with external seating
- Car and bike parking as well as a Brighton Bikes stand & private monsoon showers
- Carbon neutral with sustainable electric power, solar energy and zero-landfill
- Platinum WELL building certification & Wired Score platinum connectivity
- 24/7 access and security
- Over 9,000 sq ft recently let to The Body Shop





Description & Accommodation

The available suite is located on the 5th floor of the building and has been fitted to full Cat A specification to include:

- Exposed services and soffits
- Brand new HVAC system
- Raised access floors
- Suspended LED lighting panels

The subject premises comprise the following approximate NIA:

| Floor | Sq Ft | Sq M | Availability |
|-------|-------|--------|--------------|
| Fifth | 6,767 | 628.67 | AVAILABLE |

EPC

We understand the property to have an EPC rating of B (26).





Terms

The suite is available to let by way of a new flexible lease for a term to be agreed at a guide rent of £25 psf.

Legal Fees

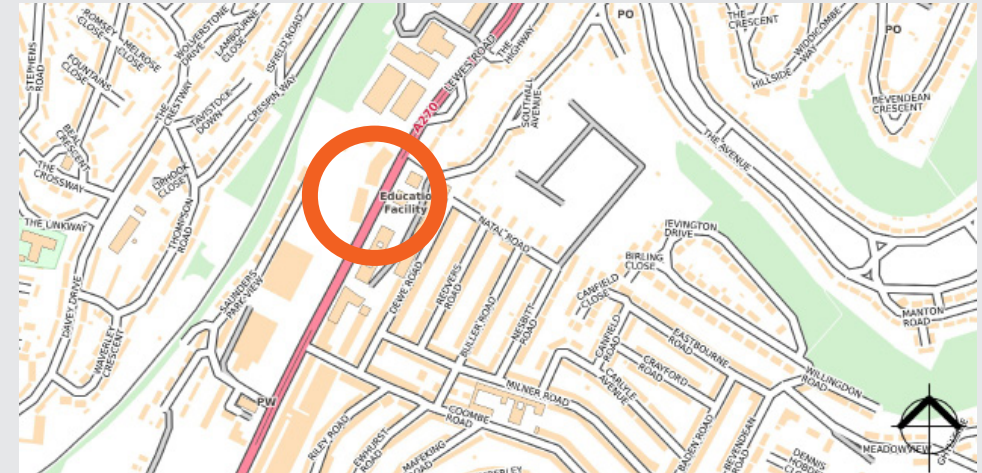
Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

Nick Martin
n.martin@flude.com
01273 727070

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.

