



**TO LET**

**Ground Floor, City View**  
**103 Stroudley Road, Brighton BN1 4DJ**





## Key Features

- One of Brighton's premier city centre office buildings
- Providing modern / high specification office space
- Arranged over ground floor and fully fitted to Cat B
- Including large kitchen & break out area, board room, meeting room suite and built in storage
- Option for a fully managed workspace solution including the provision of furniture & comms
- Situated next to Brighton Station in the New England Quarter
- With on-site parking provision
- EPC A rating A

## Location

CityView is located within The New England Quarter of central Brighton, providing immediate access to Brighton train station and situated moments from the shopping and leisure facilities in the The Lanes and the North Laine area.





## Description & Accommodation

The available floor is ready for immediate occupation and having been fitted to an exceptionally high standard by the former tenant and to include a suite of meetings rooms, board room, superb kitchen / break out areas and complete with a choice of comms solutions to provide a something of a turnkey / plug & play office ready for immediate occupation.

The specification includes:

- Reception with architect designed desk, furniture and feature lighting
- VRF air conditioning
- 2.7m floor-to-ceiling height
- Full access raised floor- 150mm
- Suspended ceilings with energy efficient lighting
- 2 x 13 person OTIS passenger lifts
- Quality WCs on each level
- Open plan offices with floor to ceiling glass elevations overlooking new gardens to the east
- Private secure car parking spaces
- Secure bike racks
- 5 showers and private changing booths with secure locker facilities
- BREEM 'Excellent' rating
- PV solar array at roof level and rain water harvesting

The property has the following approximate Net Internal Areas (NIA):

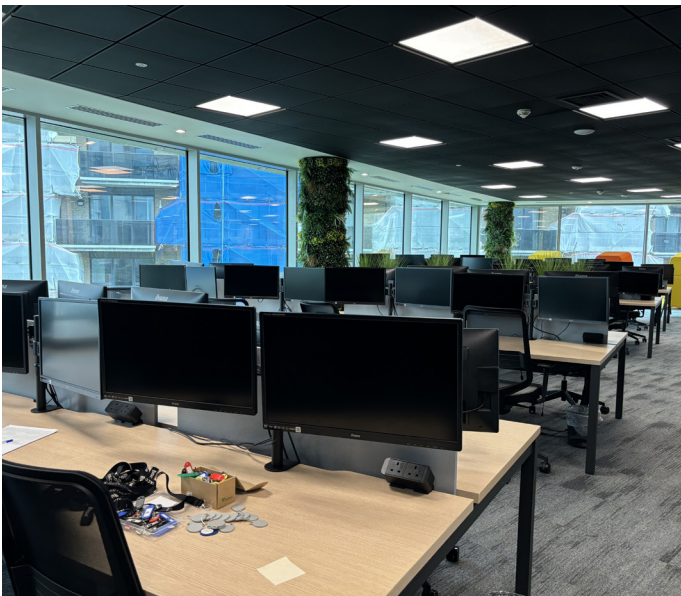
Floor	Sq Ft	Sq M
Ground	5,525	513







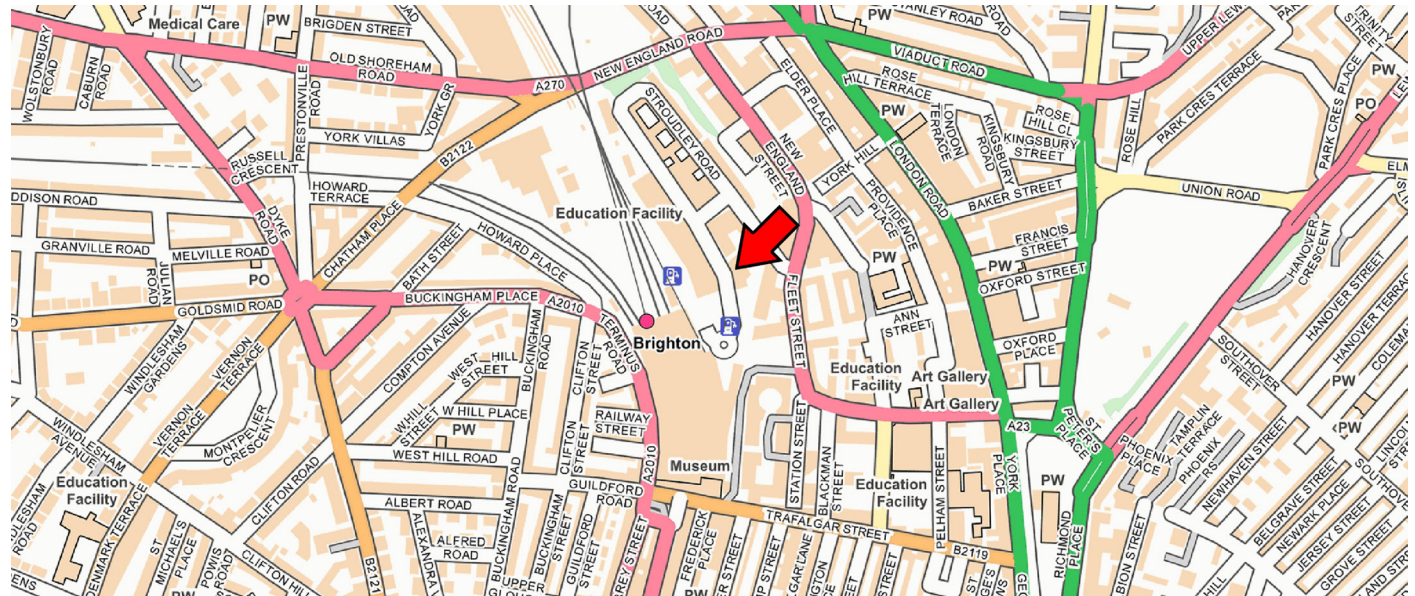
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## EPC

We understand the property to have an EPC rating of A(14).

## Planning

We 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 by way of assignment or sub lease of a 10 year FRI lease (granted inside the act) dated 1st June 2016 and at a rental of £176,407 per annum (£29 psf) for the remainder of the term.

## Business Rates

Rateable Value (2023): Ground floor £85,000.

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.





