



TO LET

Ground & Lower Ground Floors
170 North Street, Brighton BN1 1EA



Key Features

- Predominantly open plan offices / studios
- Fully fitted and ready for immediate occupation
- High spec glass meeting rooms
- Vast lower ground floor storage
- Forming part of a character city centre building
- Close to Churchill Square and the seafront
- Within a 10 minute walk of Brighton Station
- Rent £35,000 per annum

Location

The property is situated in the heart of the city centre on the lower part of North Street. The Royal Pavilion, seafront and Brighton station are all within easy walking distance.





Description & Accommodation

The available space is primarily arranged over the ground floor of the building.

In addition, there is access down to a basement storage area providing further ancillary accommodation & WCs.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground	1,341	124.58
Lower Ground	643	59.74
Total	1,984	184.32

EPC

C (54)





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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 space is available to let by way of a new sub-lease or assignment until February 2026 at the passing rental of £35,000 per annum.

Alternatively, the space can be made available by way of a new lease direct from the landlord.

Business Rates

Rateable Value (2023): £20,750

VAT & Legal Fees

Rents and prices are quoted exclusive of, 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.

