



TO LET

**Preston Park House
South Road, Brighton BN1 6SB**



Key Features

- Character self-contained office building over 3 floors plus basement storage
- Arranged as mainly open plan offices to the upper floor, together with cellularised offices and meeting rooms over 1st and ground
- Comprising attractive period features throughout, and including vaulted timber ceiling to the upper floors
- Dedicated onsite parking for 8 vehicles
- Modern shower and WC facilities
- Easy access to the A23 and A27
- Potential for other uses within Class E

Location

The property is located in a prominent position fronting South Road, in the Preston Park area to the north of central Brighton, and close to the junction with the A23 and within easy walking distance of Preston Park railway station.





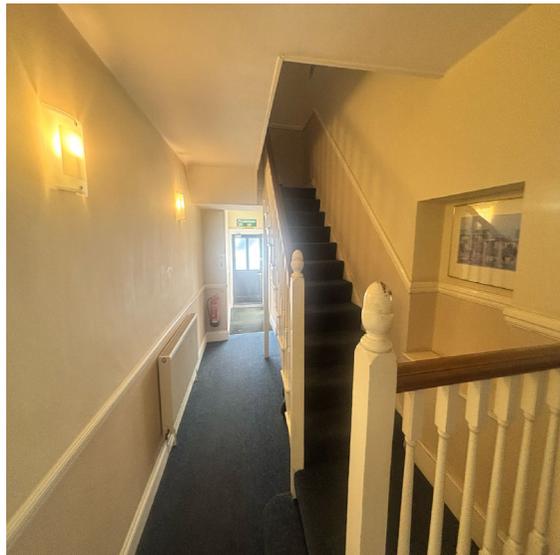
Description & Accommodation

The subject property comprises an attractive period building comprising a mix of office accommodation arranged over ground, first and second floors together with additional basement storage space.

The ground and first floors comprise a mix of meeting rooms and cellularised offices, as well as reception area, kitchen, break out and WC facilities, whilst the second floor is predominantly open plan and in particular benefits from a striking vaulted timber ceiling.

The premises are fitted to a typical office specification sympathetic to the age and character of the building, comprising carpet flooring throughout, and a mix of LED panels & inset lighting.







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EPC

Available on request.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The premises are available by way of a new lease for a term to be agreed at a guide rental of £20 per sqft.

Business Rates

Rateable Value (2023): £49,250

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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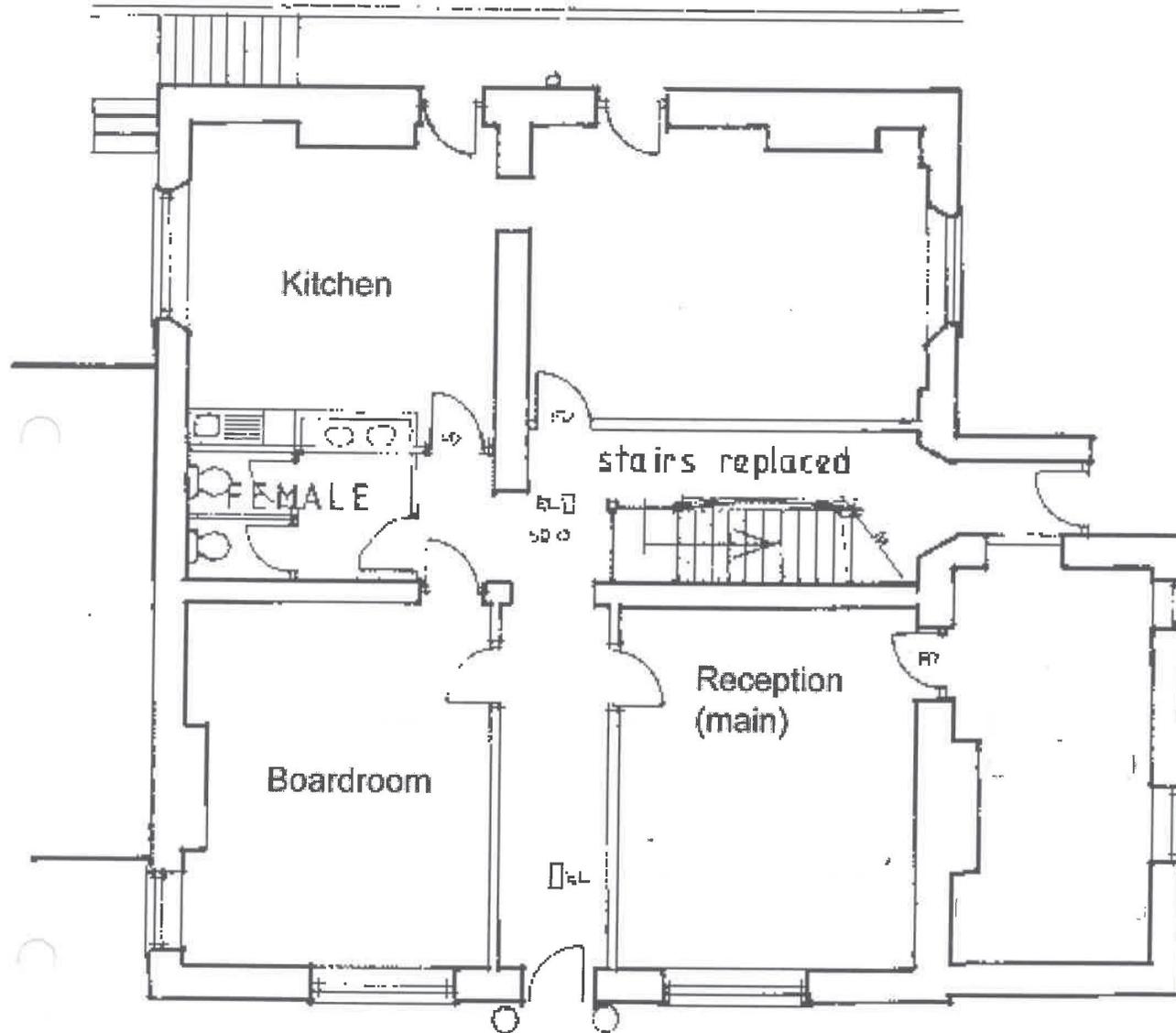
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect 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.





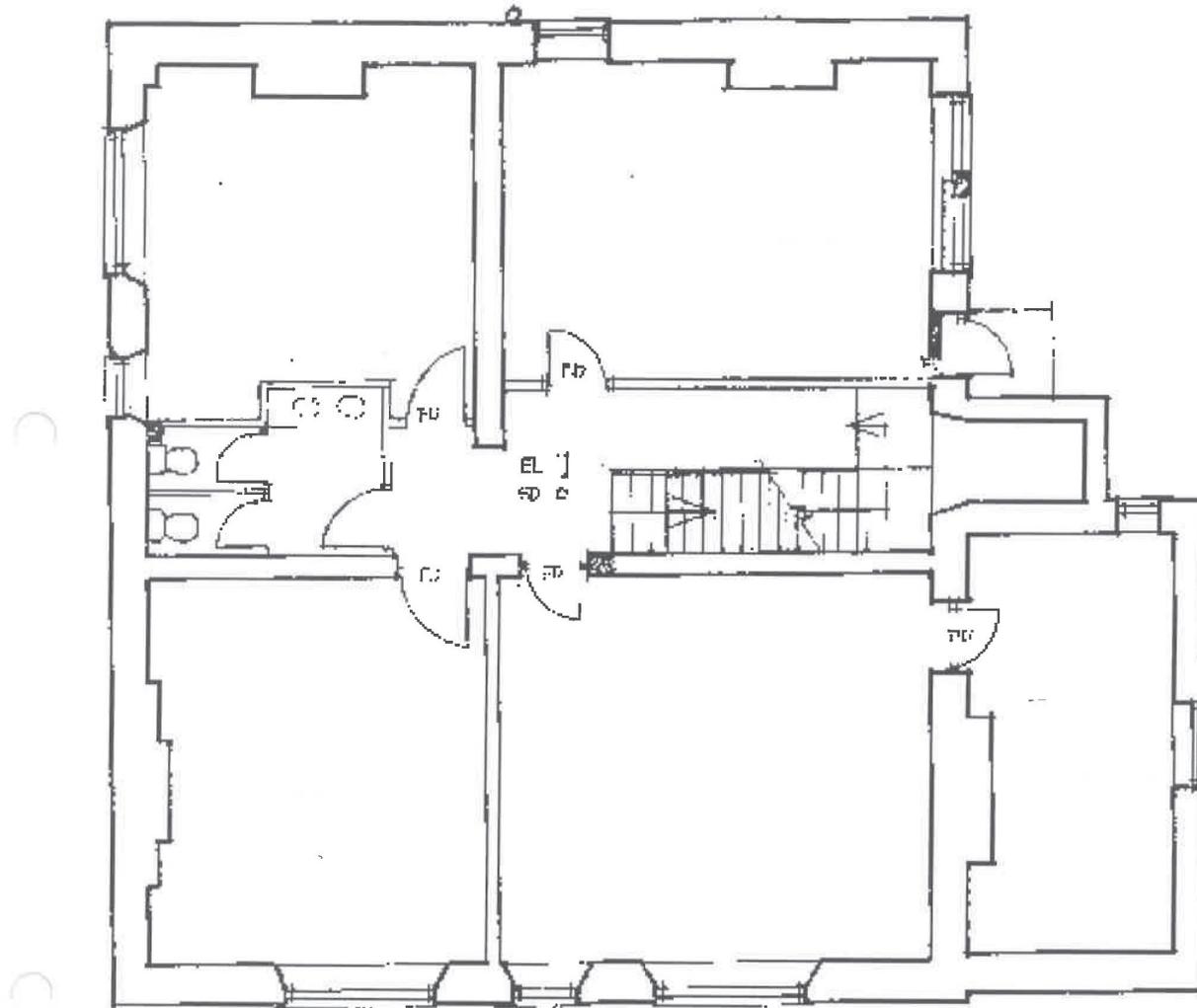
GROUND FLOOR



B
E



FIRST FLOOR





TOP FLOOR

