



TO LET

**First Floor Front & Rear Sussex House
Crowhurst Road, Brighton, East Sussex, BN1 8AF**



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Key Features

- Providing mainly open plan and versatile accommodation arranged over the first floor
- Three suites available individually or as a whole - up to 14,304 sq ft total
- Currently fitted throughout as offices with dedicated reception area and various meeting & board room facilities
- Part air-conditioned
- Newly installed / dedicated platform lift between floors
- DDA compliant access
- Secure internal and external car parking and cycle parking facilities
- Roof terrace
- 24 hour bus service / stops located immediately outside the front of the building. Access to communal roof terrace & on site gym
- Available to let on a new lease from £15 psf exclusive. Low service charge (less than £3 psf)



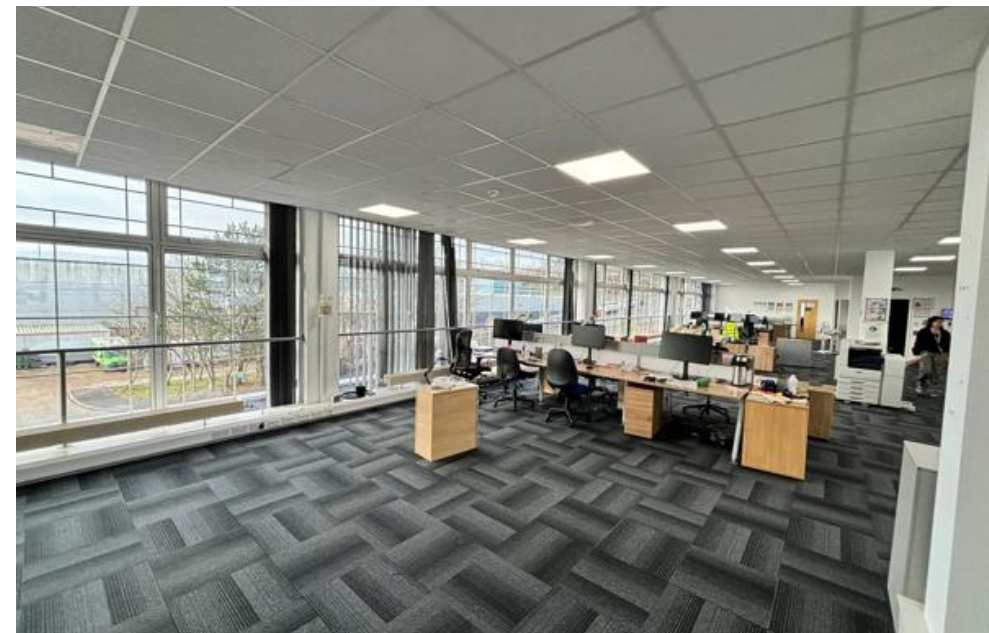
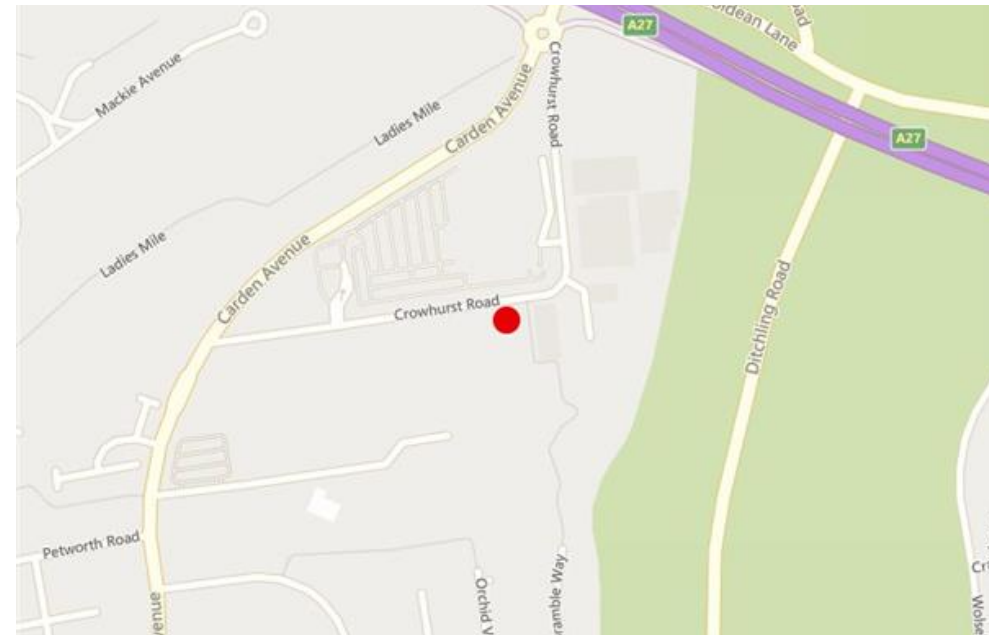


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Location & Situation

Crowhurst Road is situated to the north of Brighton in the Hollingbury area, and which comprises a mix of retail, industrial and office occupiers, and provides immediate access to the A27/A23 to the north, and Brighton and surrounding conurbations to the south, east and west.

Location pin (what3words) : mats.select.adding
<https://what3words.com/mats.select.adding>





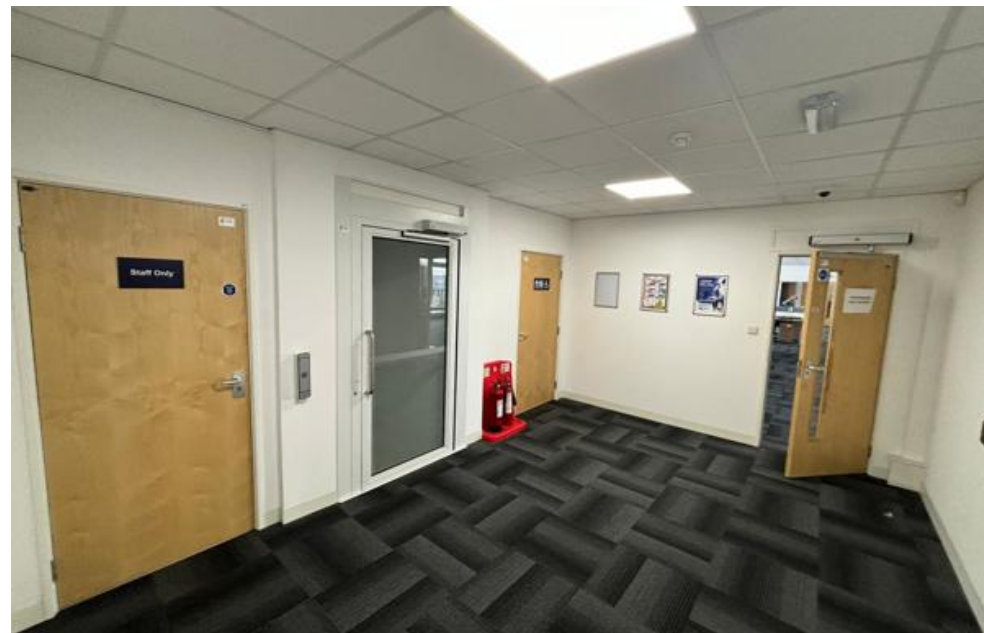
Description & Accommodation

The property comprises a substantial mixed-use building accommodating a variety of industrial, office, leisure and medical occupiers. The available accommodation is situated to the front and part rear of the first floor and is fitted to a modern office specification, including:

- Carpet tile flooring
- LED lighting panels
- Suspended ceiling
- Perimeter trunking
- Fitted kitchen
- A suite of meeting rooms and board / training room facilities
- Platform lift
- DDA compliant WC facilities

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
First Floor, Suite A	5,576	518.01
First Floor, Suite B	5,508	511.69
First Floor, Suite C	3,220	299.14
Total	14,304	1,328.84





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Rateable Value

Rateable Value (2023): TBC awaiting re-assessment

EPC

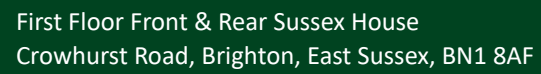
We understand the property has an EPC rating of B.

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.







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Terms

The premises are available to let as a whole or in part by way of a new full repairing and insuring lease(s), for a term to be agreed, at a guide rent of £15 per sq ft per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

2 October 2025

