



TO LET

2nd Floor 3 Clifton Mews
Clifton Hill, Brighton, East Sussex, BN1 3HR



Key Features

- Comprising versatile office accommodation arranged over ground and second floor
- Fitted kitchen and WCs
- Some parking available
- Located in a secluded development in the Clifton Hill in the popular Seven Dials area
- Within a 10 minute walk of Brighton Station
- Quoting rent £22 psf per annum and incentives available
- Alternatively, a sale of the freehold may be possible POA



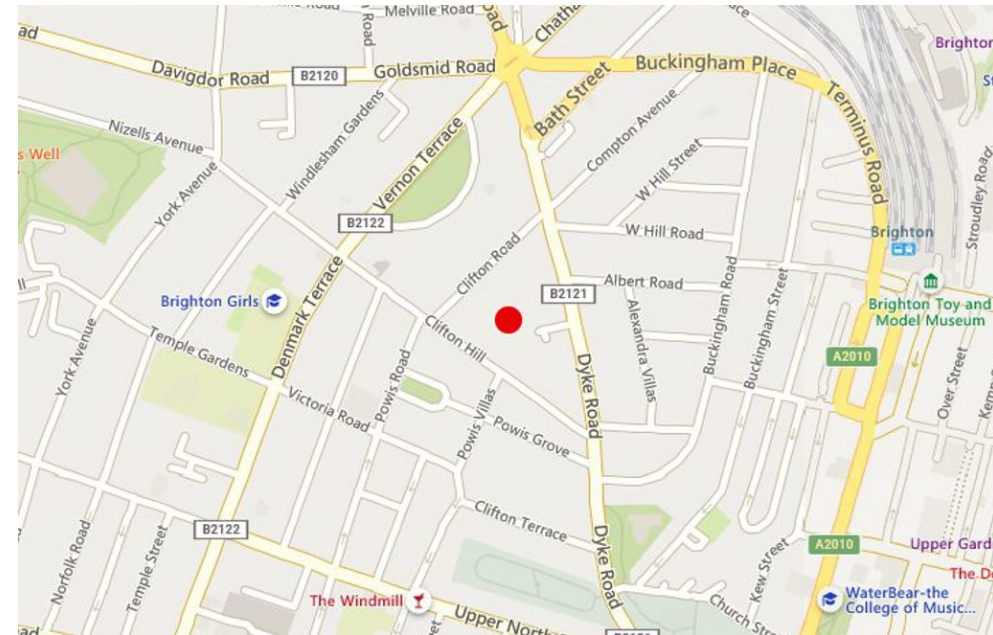


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Location & Situation

Clifton Mews is a secluded mews development located on Clifton Hill, just a short walk from the vibrant Seven Dials area.

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.





Description & Accommodation

The property comprises a two-storey building providing a mix of open plan office accommodation along with private office / storage areas, a staff kitchen, and WCs. The development consists of five buildings constructed in the mid 1980s arranged around a landscaped courtyard with on site parking.

The premises are suitable for a variety of uses within Class E, including media production, gaming, consultancy, and therapy, in addition to more traditional office use.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Second Floor	976	90.67
Total	976	90.67





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Rateable Value

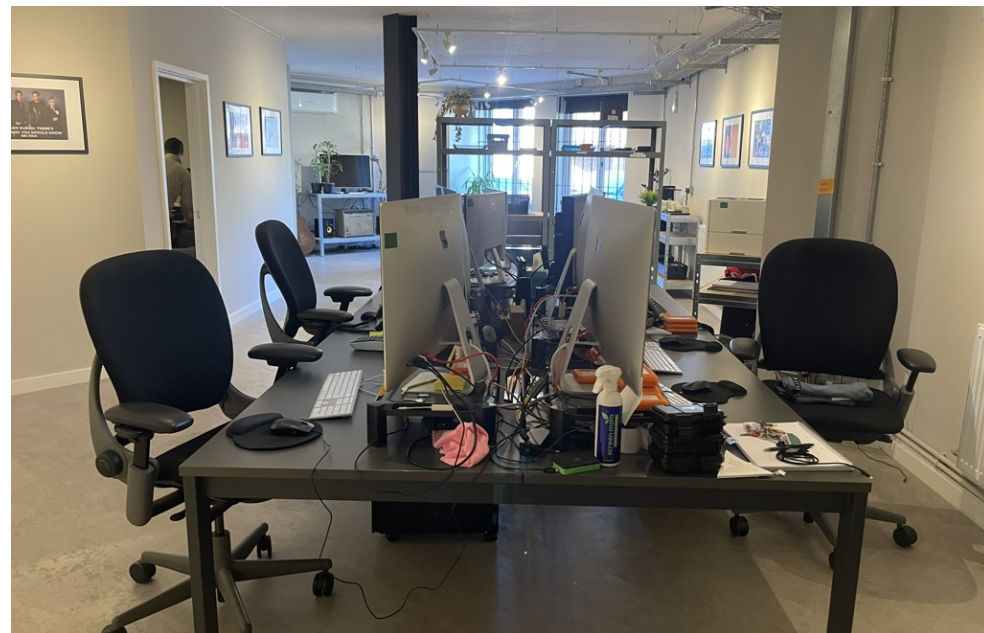
The property will need to be re-assessed for the purposes of business rates.

EPC

We understand the property has an EPC rating of C.

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.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new lease for a term to be agreed at a guide rent of £22 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.



Further Information

Please contact the sole agents Flude Property Consultants:

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8 October 2026

