



TO LET

2 Clifton Mews
Brighton, East Sussex, BN1 3HR



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Key Features

- Located in a secluded development in the Clifton Hill area near to the popular Seven Dials
- Within a 10 minute walk of Brighton railway station
- Comprising versatile office accommodation
- Fitted to a high standard
- Private front and rear balconies to the first floor
- Fitted Kitchen and WC facilities
- Rent £25,000 per annum inclusive of service charge



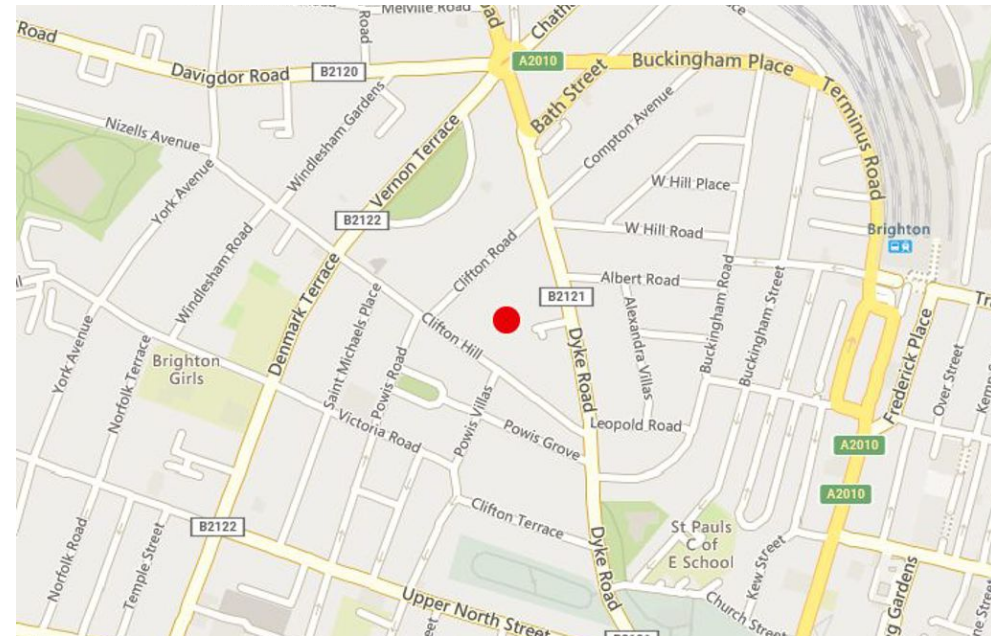


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Location & Situation

This secluded development is situated within walking distance of Brighton Central Station with services to London of approximately 50 minutes, and to Gatwick Airport approximately 33 minutes.

The property is also within easy walking distance of the shops, cafés and amenities of Seven Dials and Dyke Road, with Brighton city centre readily accessible.





Description & Accommodation

The property comprises a well presented first floor office suite providing predominantly open plan accommodation, together with a fitted kitchen, WC facilities and private front and rear balconies. The accommodation is fitted to a high standard and would suit a range of office and creative occupiers.

Clifton Mews comprises five buildings arranged around a landscaped courtyard.

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

Area	Sq Ft	Sq M
1st Floor	837	77.76
Total	837	77.76





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Rateable Value

Rateable Value (2026): £21,750

Based on the prevailing multiplier, business rates payable are estimated at approximately £9,352 per annum, before any applicable reliefs. Interested parties should make their own enquiries of the local authority.

EPC

We understand the property has an EPC rating of B (expiry date - 05/02/2036).

Planning

We understand that the premises benefits 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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FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new lease at a guide rental of £25,000 per annum inclusive of service charge and building insurance contributions.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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19 October 2026

