



TO LET

Plus X Innovation Hub
Lewes Road, Brighton East Sussex BN2 4GL



Location & Situation

The property is situated on Lewes Road, just north of the centre of Brighton and with easy access to the A23 and the A270 Lewes Road.

Moulsecomb Station lies within short walking distance to the north, whilst there are numerous bus services close by.

Location pin (what3words) : trade.input.sang
<https://what3words.com/trade.input.sang>

Key Features

- Comprising self-contained offices suites
- Newly fitted to a CAT A specification
- Air conditioned
- Forming part of the impressive new Plus X Innovation Hub
- With access to weekly events including yoga classes and member socials
- In house café serving locally sourced and nutritionally balanced food
- Access to extensive rooftop terrace and gardens with external seating
- Car and bike parking as well as a Brighton Bikes stand & private monsoon showers
- Carbon neutral with sustainable electric power, solar energy and zero-landfill
- Platinum WELL building certification & Wired Score platinum connectivity
- 24/7 access and security





Description & Accommodation

The available suites are located on the 1st, 5th & 6th floors of the building and have been fitted to a full Cat A specification to include:

- Exposed services and soffits
- Brand new HVAC system
- Raised access floors
- Suspended Led lighting panels

In addition the 1st floor suite has been fully fitted & furnished to a plug & play specification.

The subject premises comprise the following approximate NIA:

Floor	Sq Ft	Sq M
First	2,504 sq ft	232.62 sq m
Fifth	6,767 sq ft	628.67 sq m
Sixth	6,767 sq ft	628.67 sq m

EPC

We understand the property to have an EPC rating of B (26).





Terms

The suites are available to let by way of a new flexible lease for a term to be agreed at a guide rent of £25 psf for floors 5 & 6.

The 1st floor suite is offered on a fully inclusive, plug & play basis at a guide rental of £12,000 pcm.

Legal Fees

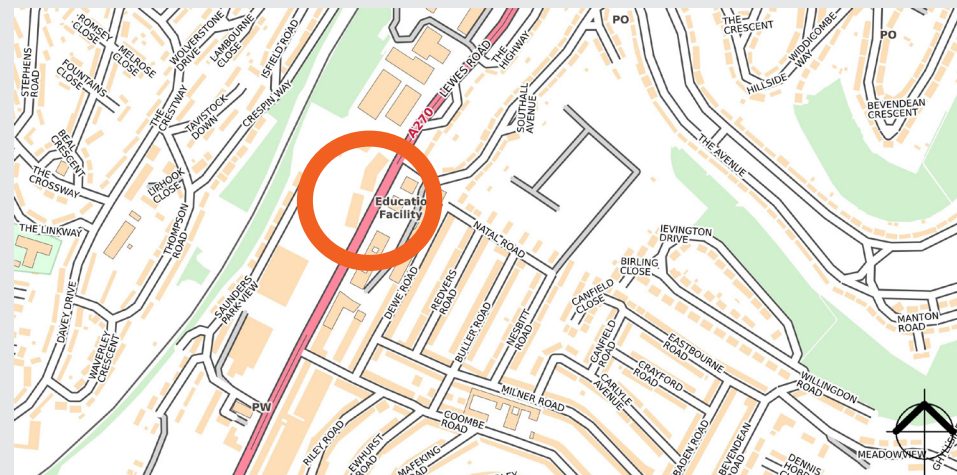
Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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