



**LEASE AVAILABLE**

Fourth Floor, Lanchester House  
Trafalgar Place, Brighton, East Sussex BN1 4FU





## Key Features

- Comprising a fully fitted, city centre office suite ready for immediate occupation
- Forming part of the prestigious Trafalgar Place office campus
- Located in the North Laine area of central Brighton
- Just a minute's walk to Brighton Station
- Fitted with a suite of meeting and boardroom facilities
- Large kitchen with break out space, server room, internal WC's & shower facilities
- Air conditioning, raised access floor with integral lighting
- 11 on site car parking spaces and bike storage

## Location & Situation

The property forms part of the Trafalgar Place office development located immediately adjacent to Brighton station in the city centre. Trafalgar Place includes four further office buildings within the secure, gated island site.

The surrounding area is of mixed use, with office, residential, hotel and retail uses nearby, with the The New England Quarter development located just to the north.

Location pin (what3words) : waddled.gently.daring  
<https://what3words.com/waddled.gently.daring>





## Description & Accommodation

The property also benefits from the following amenities:

- Manned ground floor reception
- On-site security
- Carpeted tile flooring throughout
- Air-conditioned
- Full access raised floors
- Suspended ceiling with integral lighting
- Integral demised male and female WC's
- Showers
- 11 car parking spaces
- 2 passenger lifts

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Fourth	8,709 sq ft	809.09 sq m

## EPC

We understand the property to have an EPC rating of D (87).

## Planning

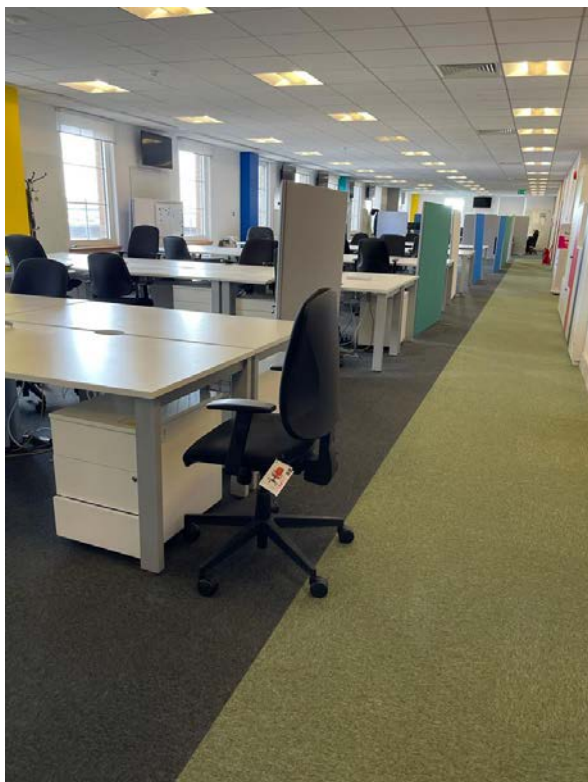
We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).







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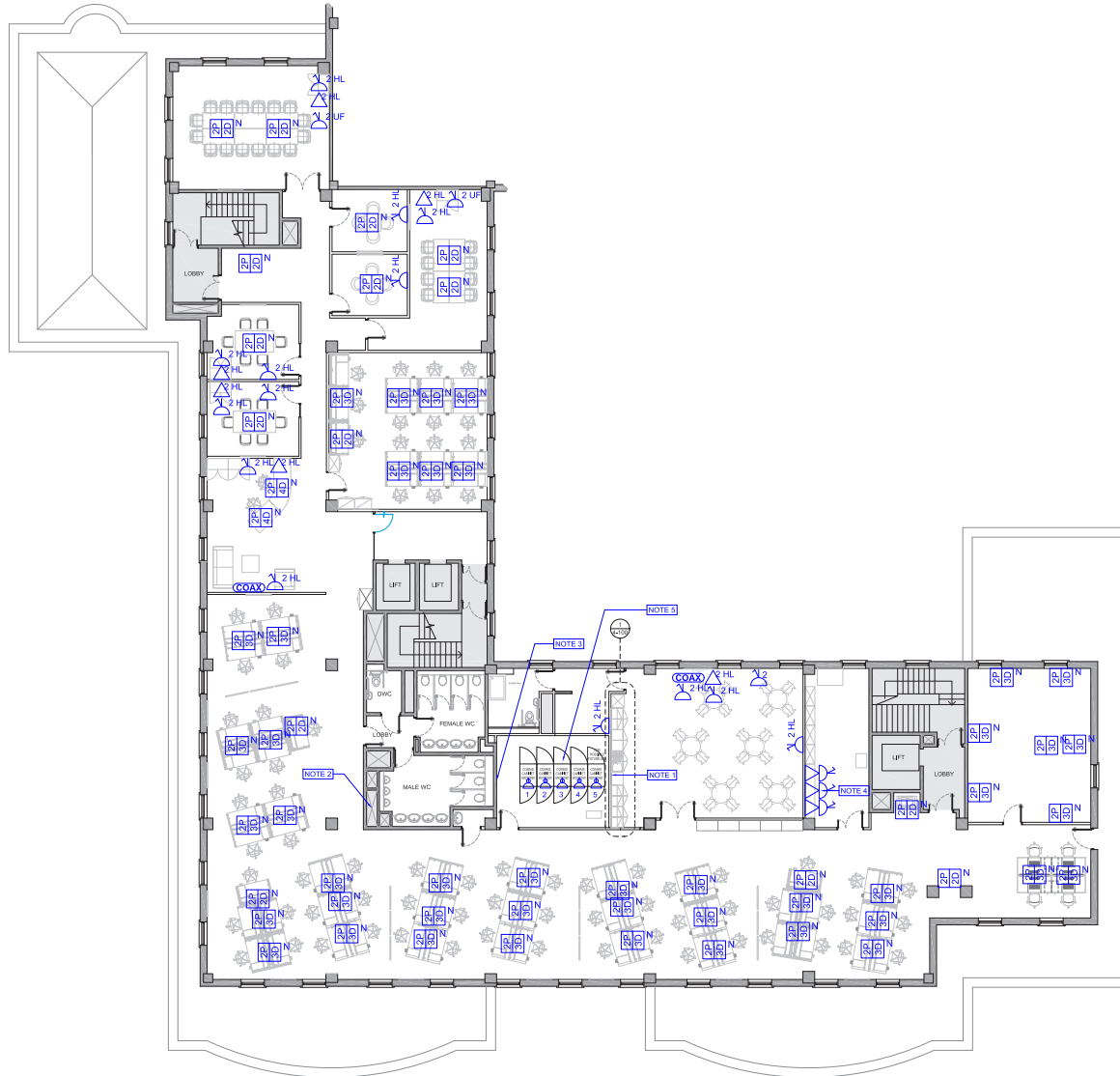




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## FLOOR PLAN For identification purposes only



Fourth Floor Plan  
0 5 10

FLOOR BOXES	
	<b>FLOOR BOX TYPE A - 2x POWER, 4x DATA (RJ45) (NEW)</b> 3 NOS. COMPARTMENT FLOOR BOX TO SUIT NEW LAYOUT.
	<b>FLOOR BOX TYPE B - 2x POWER &amp; 2x DATA (RJ45) (NEW)</b> 3 NOS. COMPARTMENT FLOOR BOX TO SUIT NEW LAYOUT.
POWER	
	<b>CABLEWAY</b>
	13A UN-SWITCHED SOCKET OUTLET.
	13A TWIN SWITCHED SOCKET OUTLET.
	HIGH LEVEL 13A TWIN SWITCHED SOCKET OUTLET AT HIGH LEVEL TO WALL.
	HIGH LEVEL 13A TWIN SWITCHED SOCKET OUTLET AT HIGH LEVEL IN CEILING.
	13A TWIN SWITCHED SOCKET OUTLET UNDER FLOOR.
	HIGH LEVEL 13A TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP.
	COMMANDO SOCKET
	2P TAP POWER
	OUTLET PLATE FOR FINAL CONNECTION TO ACCESSORIES.
	NEW SPUR POWER
	13A SINGLE SWITCHED CLEANERS SOCKET OUTLET.
DATA	
	'X' DENOTES NUMBER OF DATA SOCKETS
	'X HL' DENOTES NUMBER OF DATA SOCKETS AT HIGH LEVEL TO WALL
	'X CHL' DENOTES NUMBER OF DATA SOCKETS AT HIGH LEVEL IN CEILING
	'X' DENOTES NUMBER OF DATA SOCKETS ABOVE WORKTOP.
	WiFi BOX AT HIGH LEVEL WITHIN CEILING VOID - FINAL LOCATIONS TO BE DETERMINED
	ENROLMENT POINT
	COAXIAL SOCKET POINT
NOTES	
<b>NOTE 1</b>	FOR POWER REQUIREMENTS TO TEAPPOINT, PLEASE REFER TO DRAWING BMSB-04-100
<b>NOTE 2</b>	APPROXIMATE LOCATION OF TV AERIAL MOUNTED ON ROOF - FINAL LOCATION TO BE CONFIRMED
<b>NOTE 3</b>	WALL MOUNTED SPURS TO INDICATED WALL WITHIN COMMON ROOM FOR LEAK DETECTION, ACCESS CONTROL & INTRUDER ALARM
<b>NOTE 4</b>	3 NO. SETS OF 2 NO. HL DATA AND 2 NO. POWER 192 NO. CAT 6 LINKS TO BE PROVIDED BETWEEN CABINETS (48 NO. CAT 6 LINKS BETWEEN CABINETS 1 AND 2; TO CABINET 3; AND 24 NO. BETWEEN POSITION OF CABINET 5 (LEFT WITHIN FLOOR VOID) AND CABINET 4 TO CABINET 3
<b>NOTE 5</b>	



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## Rateable Value

Rateable Value 2023: £206,000.

## Lease

Our clients hold the premises under the terms of a 10 year effective full repairing & insuring lease for a term expiring 16/06/25.

## Terms

The space is available by way of either sublease or lease assignment, and at guide rental of £26 psf exclusive.

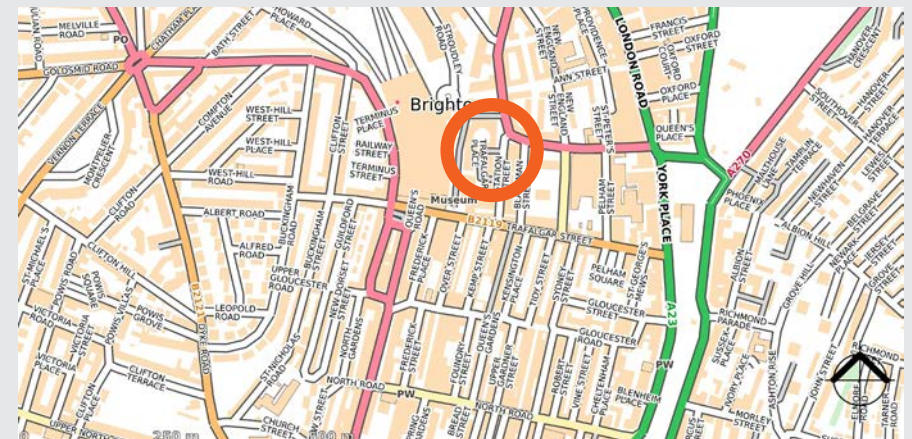
## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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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