



Sensor House
10-12 Lewes Road, Brighton, East Sussex BN2 3HP

TO LET

CONTEMPORARY SERVICED OFFICES BUSINESS SUITES

Available on flexible and on an
inclusive basis

Key Features:

- Easy in, easy out licences
- Prestigious business address in Brighton
- Newly decorated suites
- Shared meeting rooms and kitchens
- 24 / 7 access
- Available immediately





Location

The property is situated on one of the main thoroughfares into Brighton and is located on the southern end of Lewes Road, a short distance to the north of its junction with Elm Grove. Brighton city centre is within easy walking distance of the property and there are regular bus services along Lewes Road.

Accommodation

The property comprises a two storey mid terraced building arranged as a high quality business centre over the lower ground and first floor.

The property benefits from :

- Self-contained units in modern building
- Shared meeting rooms
- Recently decorated
- Cat5 cabling, extensive IT and telecoms infrastructure
- Fully equipped kitchen
- 24 / 7 access
- High speed broadband connection

The current availability is as follows:

Floor	Office	Sq Ft	Rent (PCM)
Ground	6	620 sq ft	£1,800
Lower ground	8	124 sq ft	£420
Lower ground	9	129 sq ft	£420
Lower ground	10	242 sq ft	£590

EPC The property to have an EPC rating of C.

Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Planning

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

Terms

Each suite is available to let by way of a new licence contract for a minimum term of 6 months. If required, longer terms can be secured.

Business Rates

Rateable Value (2017): £ Included

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but VAT is not currently payable.



Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH