



Pelham House, 25 Pelham Square
Trafalgar Street, Brighton BN1 4ET

TO LET

FIRST FLOOR OFFICE ACCOMMODATION

Size 127.6 sq m (1,373 sq ft)

Key Features:

- Self contained access
- Within 150 m of Brighton Station
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rent £27,460 per annum





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Location

The property is located within central Brighton, offering easy access to Churchill Square Shopping Centre as well as North Laine and The Lanes with their colourful array of retail outlets.

Brighton Mainline Railway Station is within walking distance and provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes). A major NCP car park is located within a short walking distance.

Accommodation

The available accommodation comprises a selfcontained office suite with use of a communal meeting room. The available accommodation is situated on the first floor of this grade II listed building in the popular North Laine.

The property is accessed off Pelham Terrace and benefits from communal WC facilities and a shared kitchen area.

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

Floor	Sq Ft	Sq M
First	1,373 sq ft	127.6 sq m

EPC

We understand the property to have an EPC rating of C(65).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore 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.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £27,460 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £18,750.

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

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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.

Viewings and Further Information

Please contact the joint agents Flude Property Consultants & Stiles Harold Williams.

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