



Phoenix House
West Street, Brighton, East Sussex BN1 2RT

TO LET

CITY CENTRE OFFICE SUITE

4th floor 67.1 sq m (722 sq ft)

Key Features:

- Arranged over the 4th floor
- Adjacent to 1,600 space NCP car park
- Located in city centre close to Churchill Square
- Within easy walking distance of Brighton Station
- Close to the seafront





Phoenix House

West Street, Brighton, East Sussex BN1 2RT

Location

The property is located in the heart of the city centre on the west side of West Street on its junction with Regency Road. West Street runs south from the local landmark of the Clock Tower, and the junction of Western Road, North Street and Queen's Road

Accommodation

The property comprises an attractive period office building with the available suites located on the 3rd and 4th floors.

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

Floor	Sq Ft	Sq M
4th (whole)	722 sq ft	67.1 sq m

The suites benefit from the following amenities:

- Carpeting throughout
- Recessed cat II fluorescent lighting
- Double glazing
- Suspended ceilings
- Door entry system
- Good natural light & excellent views
- Access to roof terrace (for the 4th floor suite)
- Disabled WC accommodation in the building
- Separate male & female WC facilities
- Lift
- Kitchenettes

EPC

We understand the property has an EPC rating of D.

Planning

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

Terms

The property is available to let by way of a new lease.

- 4th Floor (Whole) £18,050 per annum.

All exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017):

- 4th Floor (Whole) - £10,000

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 may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Floor Plans

4th floor





Phoenix House
West Street, Brighton, East Sussex BN1 2RT



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they 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:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com

Hugo Watts

hugo.watts@avisonyoung.com

01273 738383



Flude
PROPERTY CONSULTANTS

**AVISON
YOUNG**

April 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH