



136 Freshfield Road
Brighton, East Sussex BN2 0BR

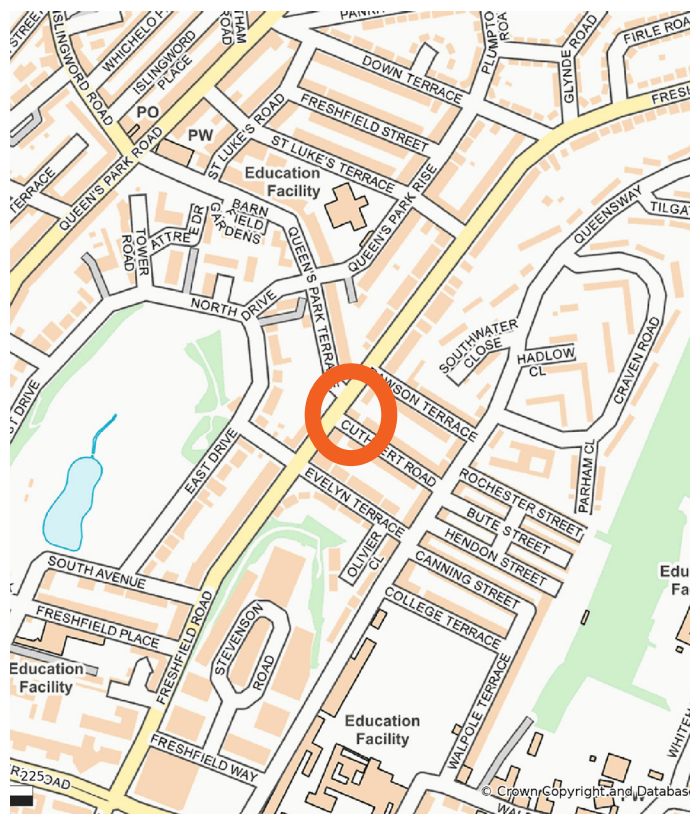
TO LET

OFFICES AND CAFÉ PREMISES FORMING PART OF A NEW MIXED USE BUILDING

Total size approx 3,293 sq ft

Key Features:

- Providing self-contained access from street level
- Finished to shell and core condition ready for tenant fit out
- Comprising café premises over ground floor
- Arranged as offices over ground, first and second floors





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mohsin
cooper
ARCHITECTS

Schedule of Accommodation



Ground Floor

Cafe - 50 sqm / 538 sq ft
Office (pub) - 92.3 sqm / 993 sq ft
Flat 1 (new build) - 80 sqm / 861 sq ft
Total - GIA 222.3 sqm / 2392 sq ft



First Floor

Office (pub) - 109 sqm / 1173 sq ft
Flat 2 (new build) - 83 sqm / 893 sq ft
Total - GIA 192 sqm / 2066 sq ft



Second Floor

Office (pub) - 109 sqm / 1173 sq ft
Flat 3 (new build) - 75 sqm / 807 sq ft
Total - GIA 184 sqm / 1980 sq ft

Total Community Use Area

50 sqm / 538 sq ft

Total Commercial Area

339.3 sqm / 3648 sq ft

Total Residential Area (3 units)

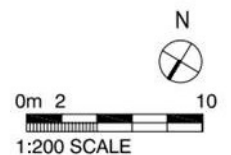
238 sqm / 2561 sq ft

1no. 2B/4P
1no. 2B/4P
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Total GIA:

627.3 sqm / 6752 sqft

Existing basement storage
below Office area is
included in overall GIA(29
sqm), however not shown on
above plans.



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Location

Located on the corner of Freshfield Road and Cuthbert Street in the Queens Park area of Brighton.

Accommodation

The subject premises are arranged over the Ground, first and second floor parts of a newly constructed, mixed residential and commercial use property.

The space will be finished to a shell and core condition ready for tenant fit out.

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

Floor	Sq Ft	Sq M
Ground - Café	538	50
Ground - Offices	993	92.3
First - Offices	1,173	109
Second - Offices	1,173	109

EPC

To be assessed upon completion

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 spaces are available to let individually or together and by way of new full repairing and insuring lease/s for a term to be agreed and at a guide rental of £25 psf per annum (office parts only) exclusive of rates, building insurance, service charge, heating, lighting etc

Business Rates

Rateable Value (2017): £ To be assessed.

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 sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



April 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH