



32-33 Bond Street
Brighton, East Sussex BN1 1RD

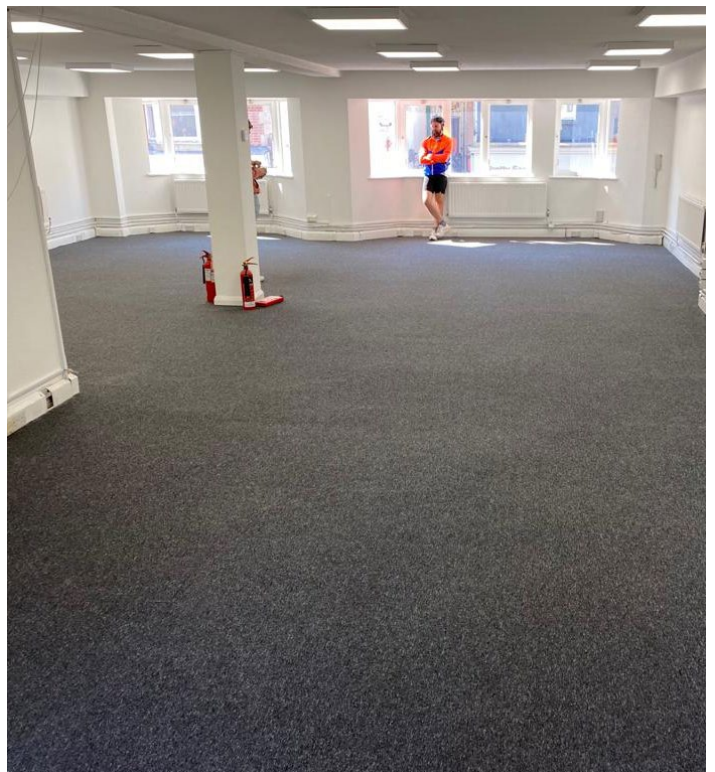
TO LET

FIRST FLOOR OFFICE SPACE

Total Size 186.76 sq m (2,013 sq ft)

Key Features:

- Located in the heart of the North Laine
- Within easy walking distance of Brighton Station
- Close to the seafront and Churchill Square
- Arranged as mainly open plan space
- With separate meeting room and kitchen with outside terrace area
- [Video tour available](#)





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Location

The property is situated within the heart of the city's main commercial district in the popular North Laine area. Both Churchill Square shopping centre and the seafront are within easy walking distance. Transport communications are good with Brighton Station located approximately 500m to the north west of the property and there are also numerous local bus and taxi services close by.

Accommodation

The property comprises a purpose built office building with a retail accommodation on the ground floor and three floors of offices above.

The subject premises are situated on the first floor and comprise well presented and mainly open plan accommodation.

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

Floor	Sq Ft	Sq M
First	1,020 sq ft	94.76 sq m

EPC

TBC

Planning

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

Terms

The first floor is available by way of a new full repairing and insuring lease to be agreed and at a rent of £22,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £17,750.

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

VAT

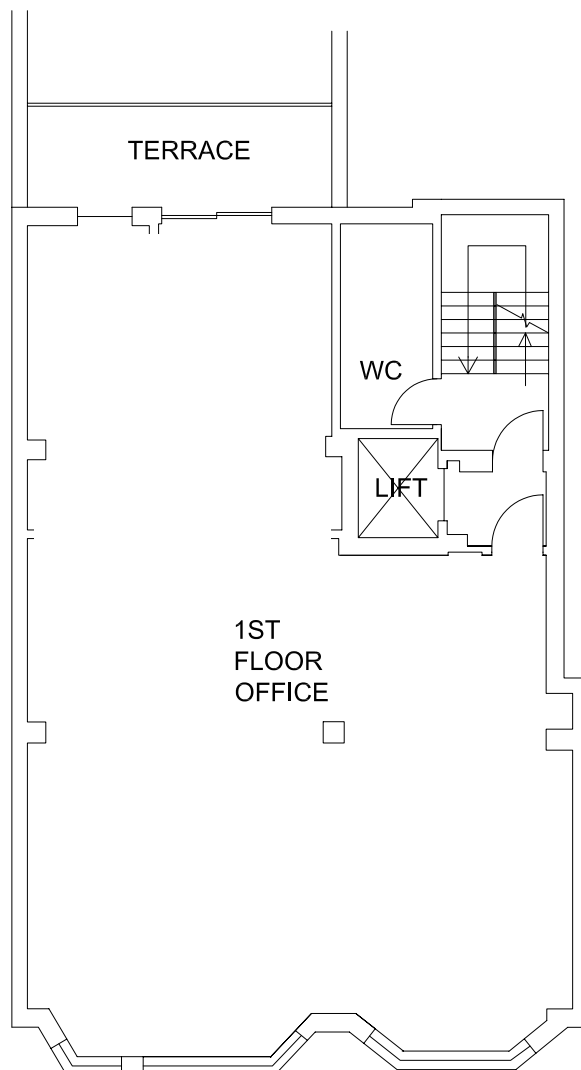
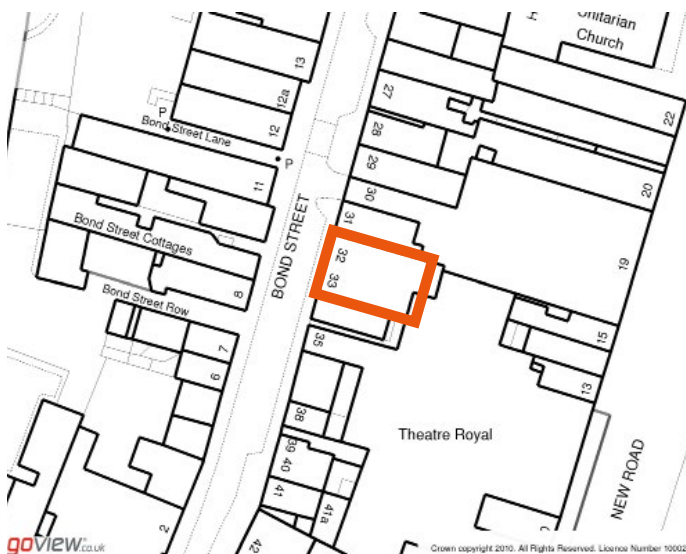
Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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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:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



April 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH