



74 Preston Drove
Brighton, East Sussex BN1 6LB

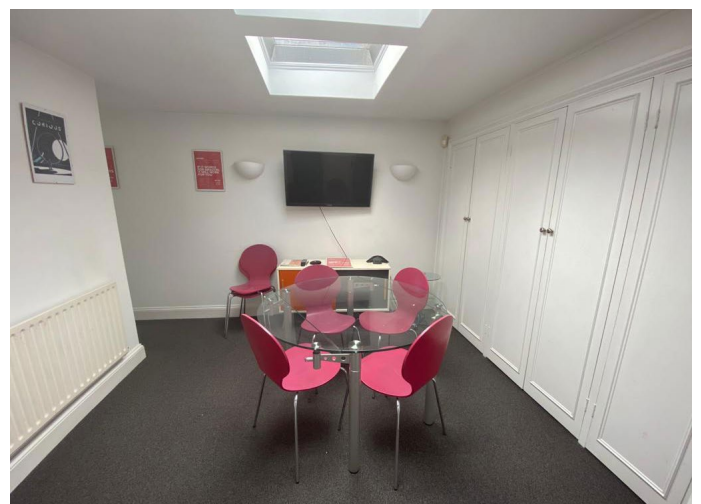
TO LET

LOFT STYLE OFFICE ACCOMMODATION

Size 109.70 sq m (1,181 sq ft)

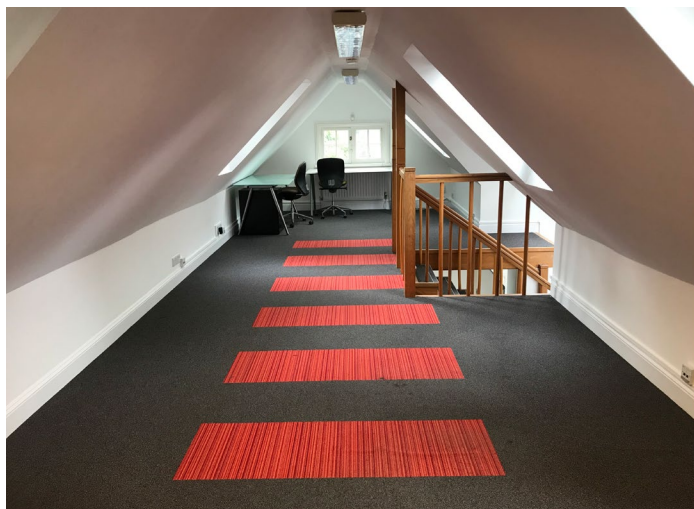
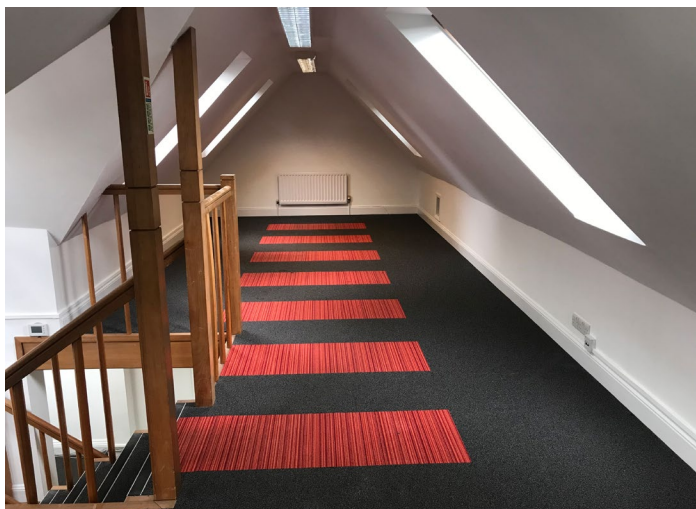
Key Features:

- Unique, architect designed loft style offices
- 2 enclosed garden areas
- Within 100 metres of Preston Park
- Within 1 km of Preston Park station



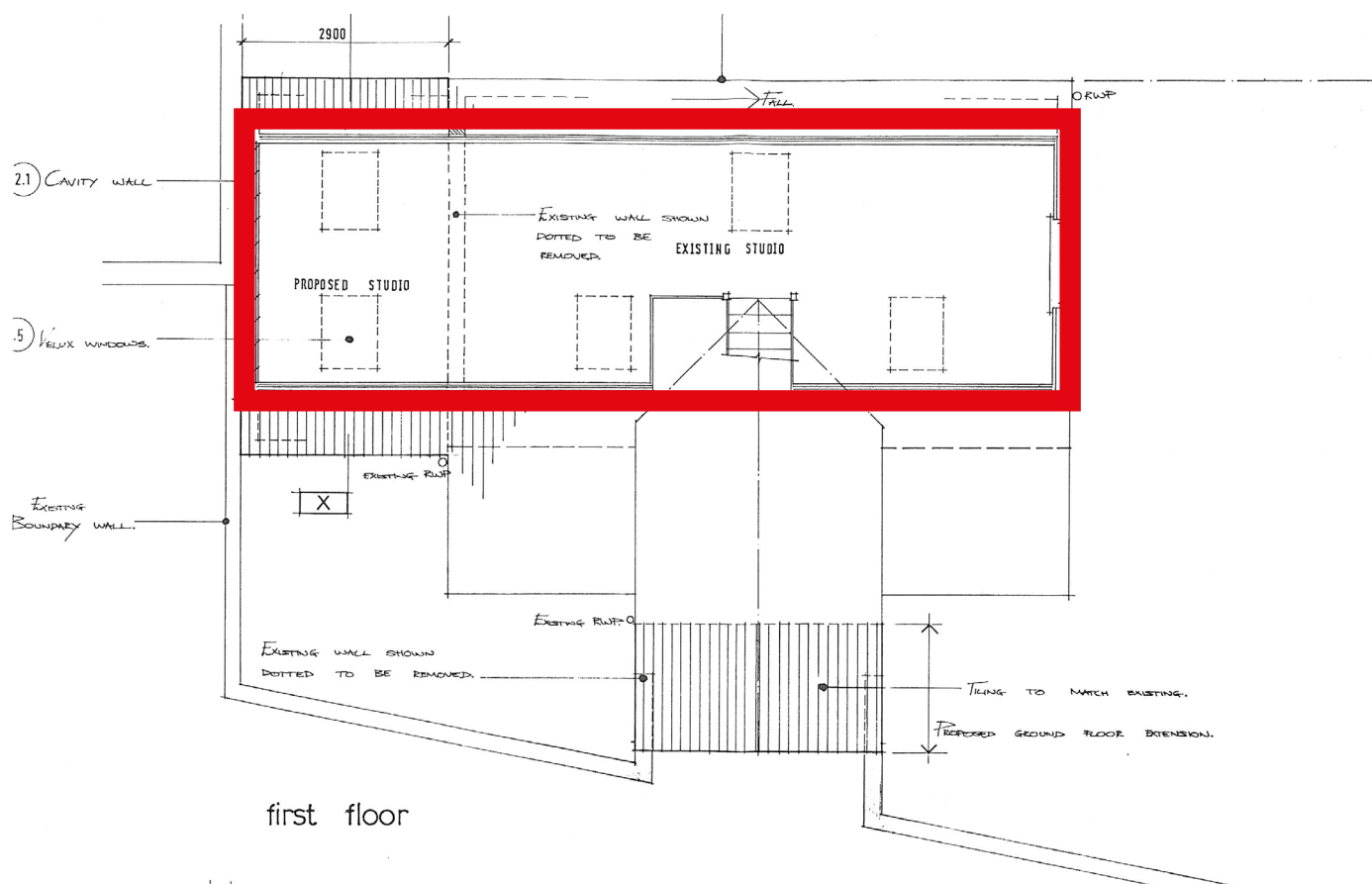
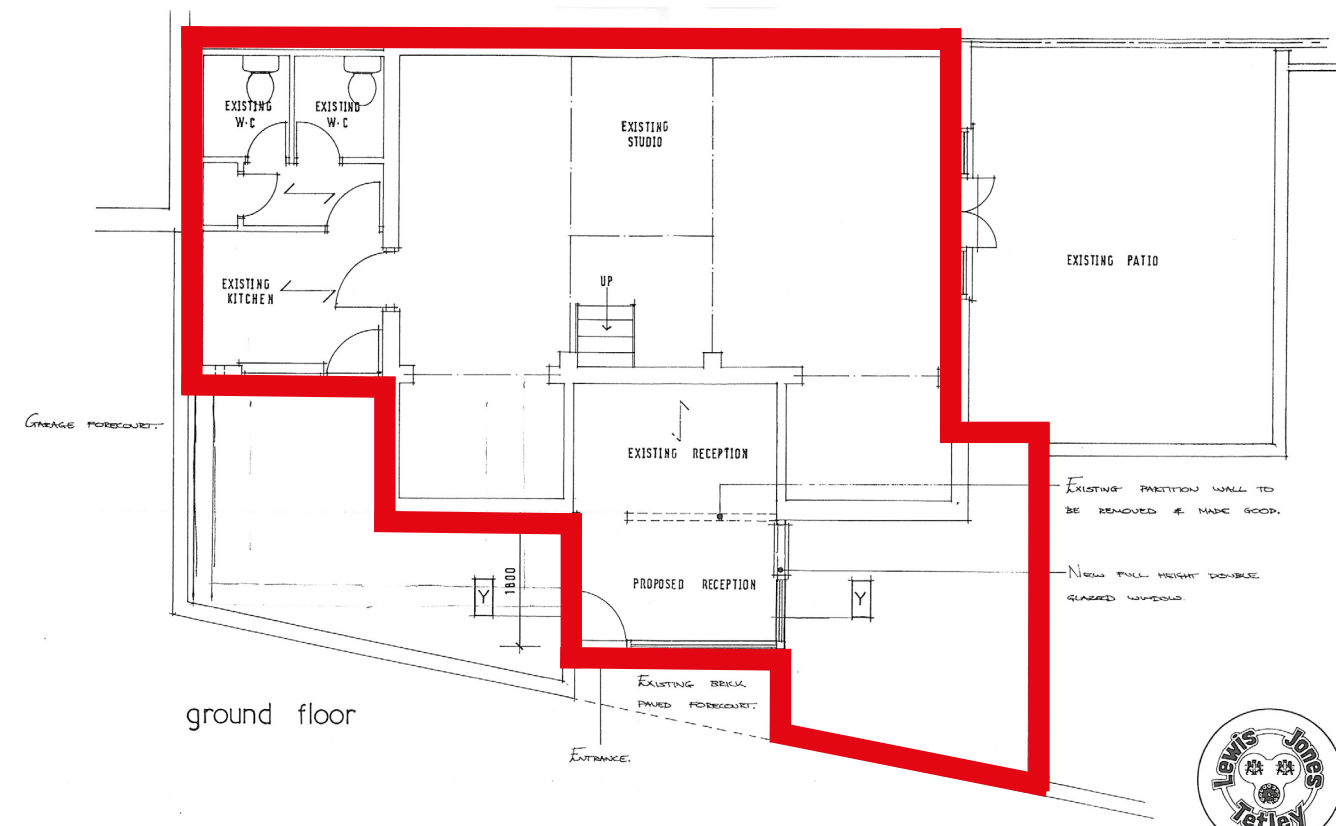


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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

Floor plans





74 Preston Drive
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Location

The property is located approximately half way up on the southern side of Preston Drive, opposite the intersection with Surrenden Road. Preston Drive is located directly north of Preston Park and links with the A23 and Ditchling Road.

Accommodation

The property comprises period building which has been converted to attractive self-contained architect designed office accommodation.

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

Floor	Sq Ft	Sq M
Ground (inc entrance hall)	743 sq ft	69.05 sq m
Upper *	438 sq ft	40.65 sq m
Total	1,181 sq ft	109.70 sq m

* Note that approx 18.58 sq m (200 sq ft) is below 1.5m eaves height.

EPC

D (83)

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 £25,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £11,500.

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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August 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH