



TO LET

68 Middle Street
Brighton, East Sussex BN1 1AL



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Key Features

- Character city centre office building
- Situated in the Lanes area of central Brighton and close to the sea front
- Currently configured to provide a unique & versatile mix of accommodation over 4 floors
- Including various meeting rooms, break out areas, collaboration spaces
- Superb double height atrium arranged over part ground & first floors
- Ground floor auditorium / event / performance space complete with a fitted bar
- Opening onto an extensive private courtyard to the rear and laid to decking
- West facing roof terrace to third floor
- Lift to all floors
- Shower facilities
- Available to let as a whole or in part

Location & Situation

Middle Street lies parallel between West Street and Ship Street, and connects with the A259 Kings Road on the seafront. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.





Description & Accommodation

The building is configured to provide mainly open plan accommodation arranged over ground, first, second and third floors, and all accessible via a main stairwell and passenger lift.

A particular feature of the building comprises an opening between ground and first floors to provide a striking central atrium, and with access from the ground floor leading out onto an extensive private walled garden to the rear. In addition, the third floor also comes with the benefit of a west facing roof terrace.

Internally each of the floors has been carefully fitted to provide a versatile range of accommodation, and which are currently arranged to provide a mix of open plan workspace, break out areas, meeting rooms, kitchen facilities and as well as a large open plan auditorium / event space over ground floor and complete with a fitted bar / coffee counter. In addition there are numerous WC's throughout and a shower room

We have measured the existing accommodation to have the following approximate areas by reference to IPMS3 Offices:

Area	Sq Ft	Sq M
Ground	2,140	198.81
First	1,208	112.23
Second	959	89.09
Third	964	89.56
Total	5,271 sq ft	489.69 sq m

Third floor roof terrace 280 sq ft / 26 sq m





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Rateable Value

Ratable Value 2017: £72,500

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

EPC

We understand the property to have an EPC rating of B (43).

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.





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Terms

The property will be available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a guide rental of £25 per square foot exclusive of rates, building insurance, service charge, heating, lighting etc.

Legal Fees

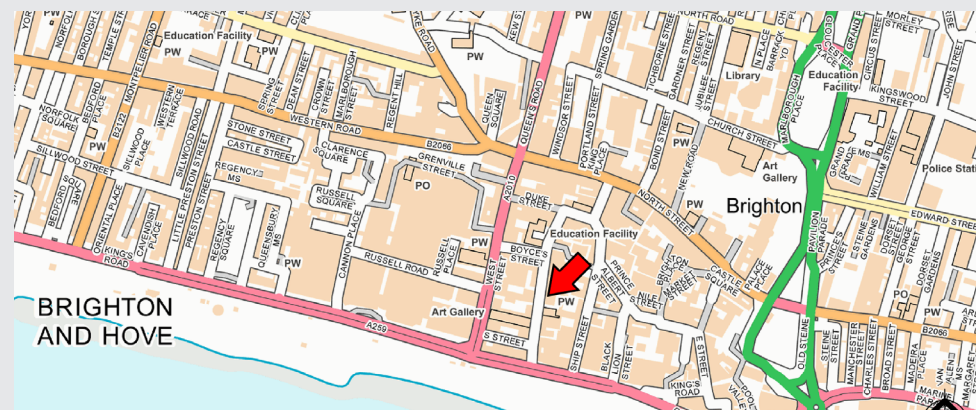
Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

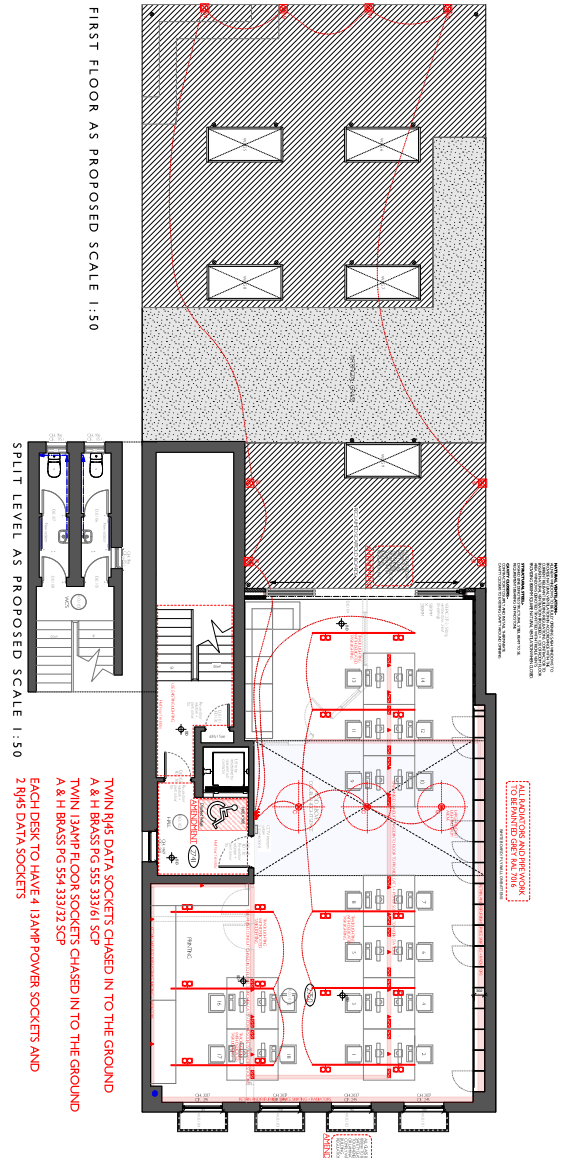
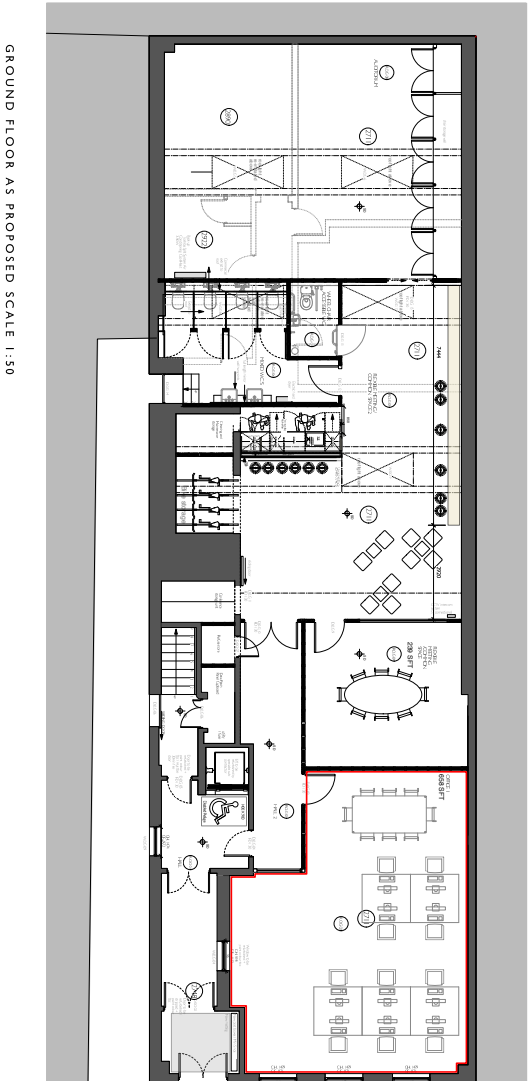
Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no 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.

November 2021





FLOOR PLAN For identification purposes only





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