



4th floor, Lyndean House
43-46 Queens Road, Brighton, East Sussex BN1 3XB

TO LET

PENTHOUSE OFFICE ACCOMMODATION

Fourth floor 237.36 sq m / 2,554 sq ft

Key Features:

- Penthouse office suite
- Newly refurbished to a Cat A specification
- Comprising modern open plan office space
- Short walk to Brighton Station
- Air conditioning
- Parking provisions for 2 spaces





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Location

Lyndean House occupies a prominent and highly visible location in central Brighton, being on the west side of Queen's Road and to the south of Brighton mainline railway station.

There are good public transport links in the immediate vicinity of the building, with nearby bus routes to the city centre and many other destinations and the aforementioned mainline railway station within 5 minutes' walk. North Road public car park is within 5 minutes' walk.

Accommodation

The suite has been newly refurbished to a Cat A specification to include LED lighting, new carpet tile flooring and an air conditioning system.

We understand that the property to comprise following areas: (IPMS Office 3)

Floor	Sq Ft	Sq M
Fourth	2,554 sq ft	237.36 sq m

EPC

TBC.

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

Business Rates

Rateable Value (2017): £32,750.00

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

VAT & Legal Fees

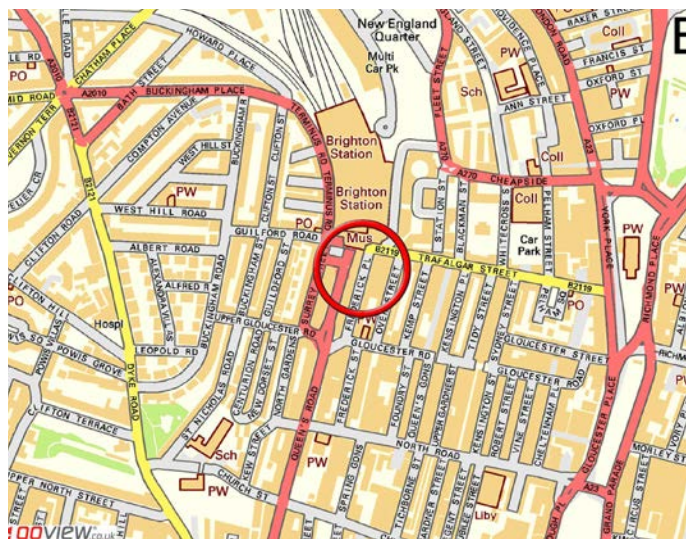
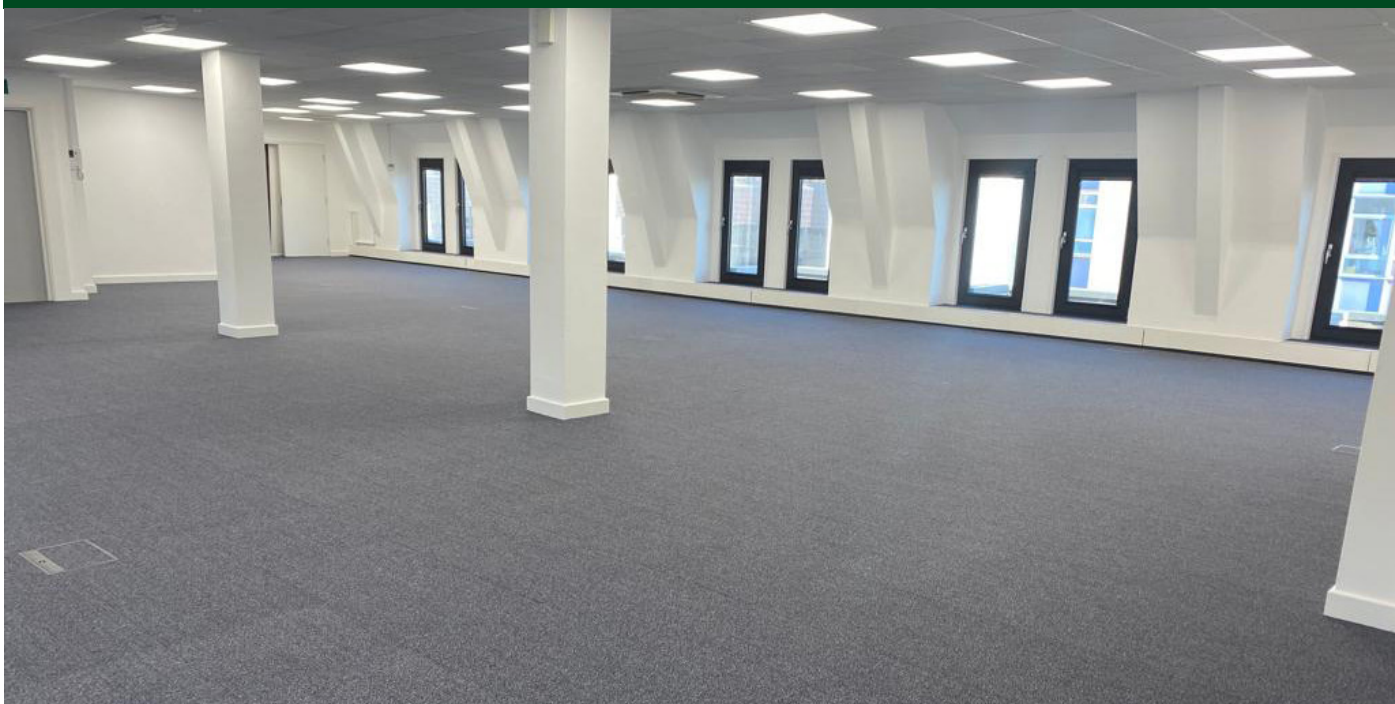
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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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

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com

And Colin Brades

colin.brades@avisonyoung.com

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Flude
PROPERTY CONSULTANTS



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH