



Phoenix House
West Street, Brighton, East Sussex BN1 2RT

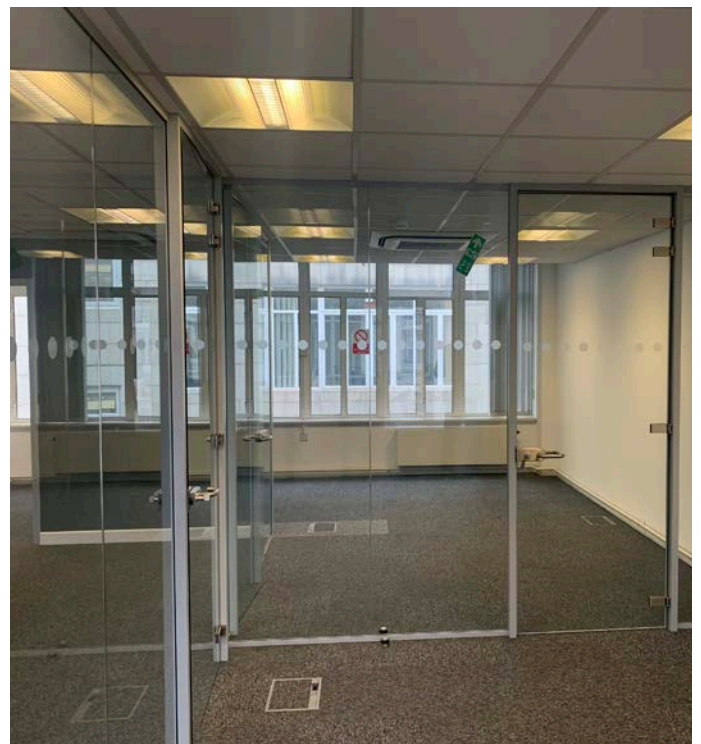
TO LET

CITY CENTRE OFFICE SUITES

1st floor - 865 sq ft / 80.40 sq m
2nd floor - 918 sq ft / 85.26 sq m
4th floor - 756 sq ft / 70.20 sq m

Key Features:

- Comprising refurbished air conditioned office suites
- Forming part of an attractive city centre office building
- Adjacent to 1,600 space NCP car park
- Located in city centre close to Churchill Square
- Within easy walking distance of Brighton Station
- Close to the seafront
- Flexible lease terms available





Location

The property comprise an attractive period office building located in the Lanes area of central Brighton, and on the west side of West Street on its junction with Regency Road West Street runs south from the local landmark of the Clock Tower, and the junction of Western Road, North Street and Queen's Road

Accommodation

The available suites are located on the 1st, 2nd and 4th floors.

We have measured the premises to comprise the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
1st - (suite 1)	865 sq ft	80.40 sq m
2nd - (suite 1)	918 sq ft	85.26 sq m
4th - (whole)	756 sq ft	70.20 sq m

The suites benefit from the following amenities:

- Air conditioning
- Carpet tile flooring
- Raised access floors
- Recessed cat II fluorescent lighting
- Double glazing
- Suspended ceilings
- Door entry system
- Good natural light & excellent views
- Access to roof terrace (for the 4th floor suite)
- Disabled WC accommodation in the building
- Separate male & female WC facilities
- Lift
- Kitchenettes

EPC

We understand the property has an EPC rating of D.

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 available accommodation is to let by way of a new effective full repairing and insuring lease on flexible terms to be agreed and at a guide rental of £25 psf exclusive.

Business Rates

Rateable Value (2017):

- 1st floor suite 1 - £13,000
- 2nd floor suite 1 - £12,750
- 4th Floor (Whole) - £10,000

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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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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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 joint agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



First Floor Plans





Second Floor Plans





Fourth Floor Plans

