



**5th Floor, Park Gate**  
161-163 Preston Road, Brighton, East Sussex BN1 6AU

**TO LET**

## MODERN OPEN PLAN OFFICE SUITE WITH PARKING

Size 186 - 419 sq m (2,000 - 4,510 sq ft)

### Key Features:

- Modern building set in landscaped grounds
- Fitted to a high standard throughout
- Situated on the A23 London to Brighton road
- Adjacent to Preston Park with superb views
- Close to Preston Park Station
- 9 onsite car park spaces





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### Location

The property is situated on the A23 in Preston Road, overlooking Preston Park and which comprises the city's main out of town Office location. The A23 links with the A27 one mile to the north providing access to the M23 and national motorway network beyond. A regular bus service runs along Preston Road linking to the rest of the city, whilst both Preston Park station (on the London to Brighton line) and London Road station (services to Lewes and beyond) are close by.

### Accommodation

The subject premises comprise mainly open plan office space complete with a suite of individual meeting rooms and a separate kitchen and break out area and is fitted to a specification that includes:

- Carpeting throughout
- Recessed fluorescent lighting
- Double glazing
- Suspended ceilings
- Raised floor
- Central heating
- Separate male & female WC facilities
- Good natural light
- Disabled WC accommodation
- 24 hour access
- Two passenger lifts
- Manned reception
- On site parking
- Door entry system
- Shower and changing facilities

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

Fifth floor 186 - 419 sq m (2,000 - 4,510 sq ft)

### EPC

We understand the property to have an EPC rating of C (63).

### Planning

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

### Terms

The property is available to let by way of a new lease for a term to be agreed and at a rental of £19.75 per sq ft exclusive.

### Business Rates

Rateable Value (2017): £60,000.

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

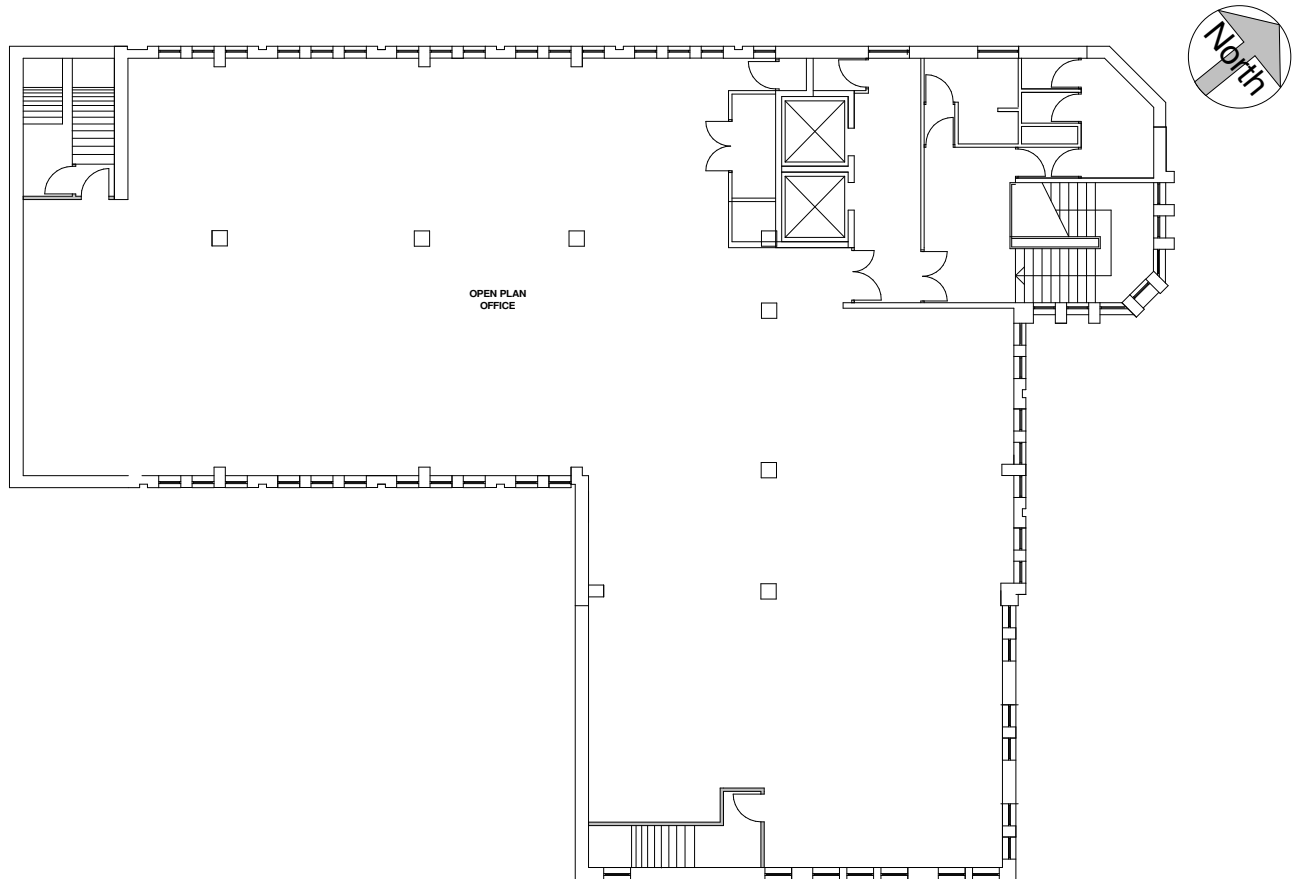




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### Floor Plan

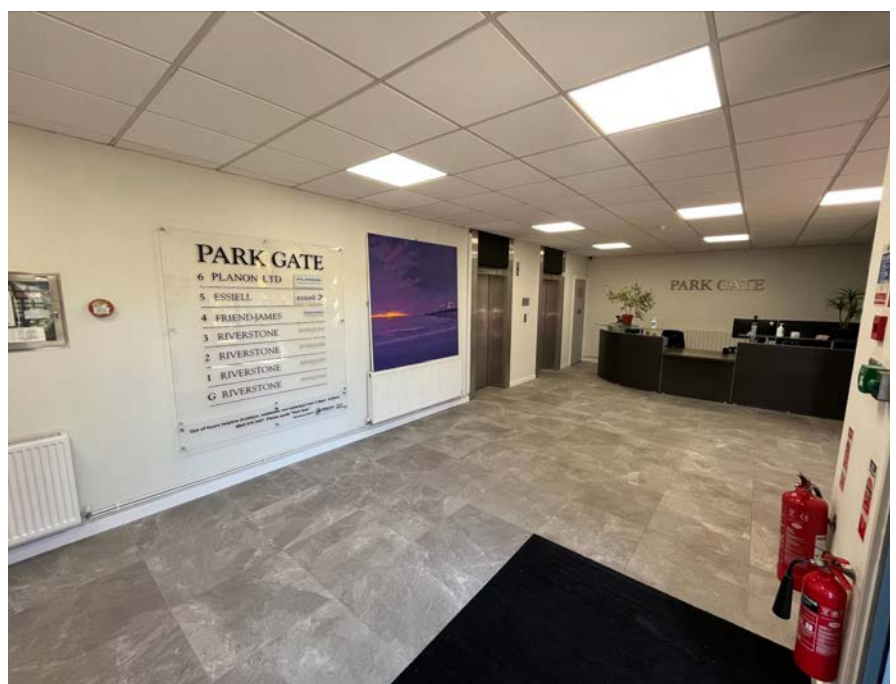


### 1 FIFTH FLOOR

1 : 100

0m 2m 4m 6m 8m 10m

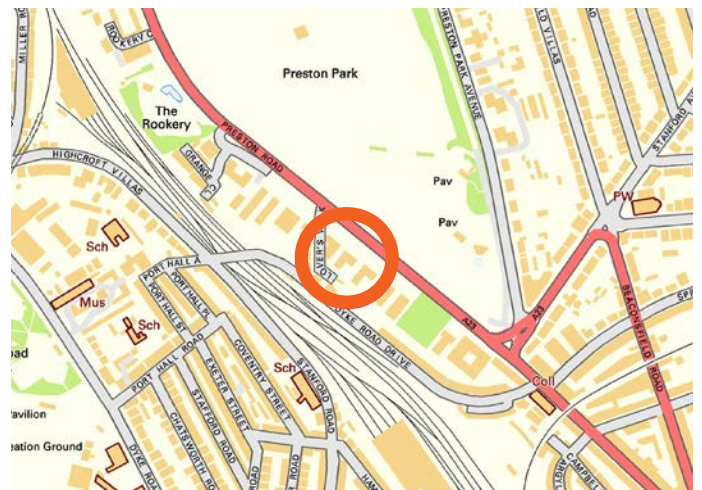
VISUAL SCALE 1:100 @ A2





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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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**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH