

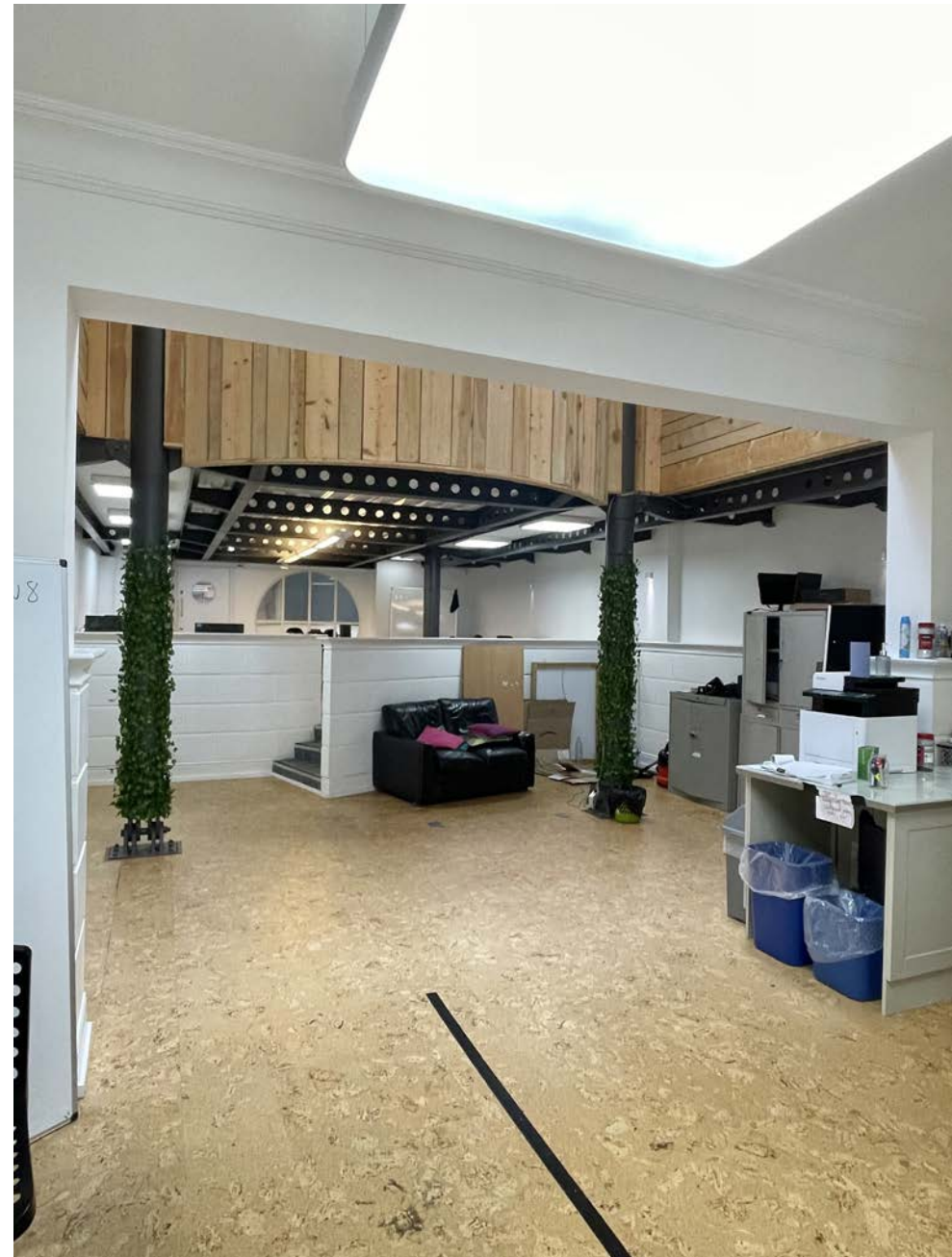
TO LET

27 Richmond Place
Brighton, East Sussex BN2 9NA



Key Features

- Located in central Brighton
- Available on flexible & inclusive terms
- Suitable for a number of uses falling within Class E
- Available as or whole or part only
- Within walking distance of Brighton Station
- Easy access to A23 & A270 Lewes Road
- Benefiting from front and rear access





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Location & Accommodation

The property is located in central Brighton opposite St Peter's Church and benefits from easy access to the A23 and the A270 Lewes Road. The London Road shopping area is located within a couple of minutes' walk from the property providing a diverse array of local amenities. Brighton Station lies within short walking distance to the west, whilst there are numerous bus services close by.

The available space is arranged over the ground, and part first and second floors located to rear of this creatively configured office building, and which provides a mix of modern and contemporary styled workspaces. The property benefits from a range of amenities including kitchen, break out areas, bike store and showers.

The building fronts Richmond Place and can also be accessed via Albion Street to the rear. The suite also benefits from a shared meeting room.

The property has the following approximate IPMS Office 3:

Floor	Sq Ft	Sq M
Ground	1,475 sq ft	137.03 sq m
First	585 sq ft	54.35 sq m
Second	400 sq ft	37.16 sq m
Total	2,460 sq ft	228.54 sq m





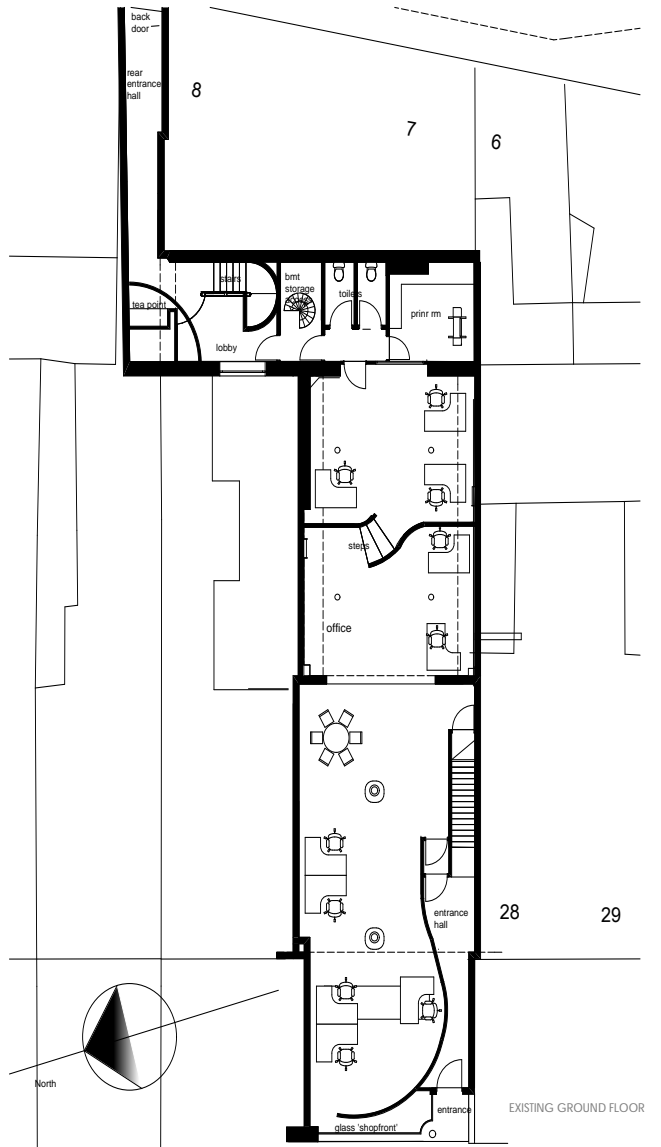
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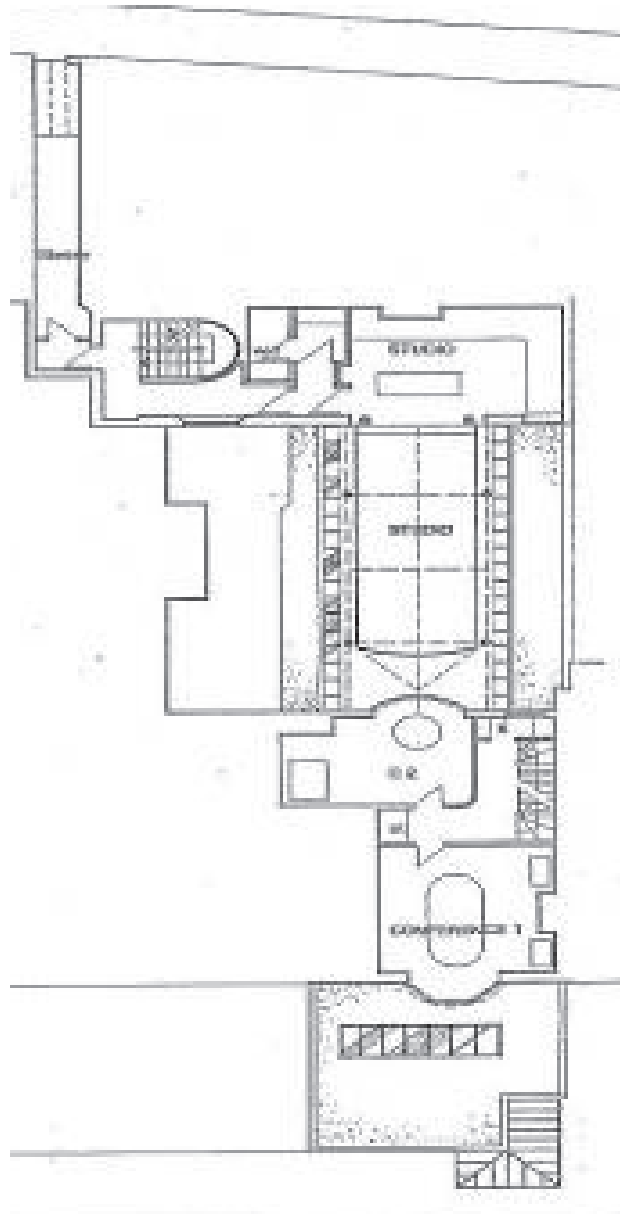


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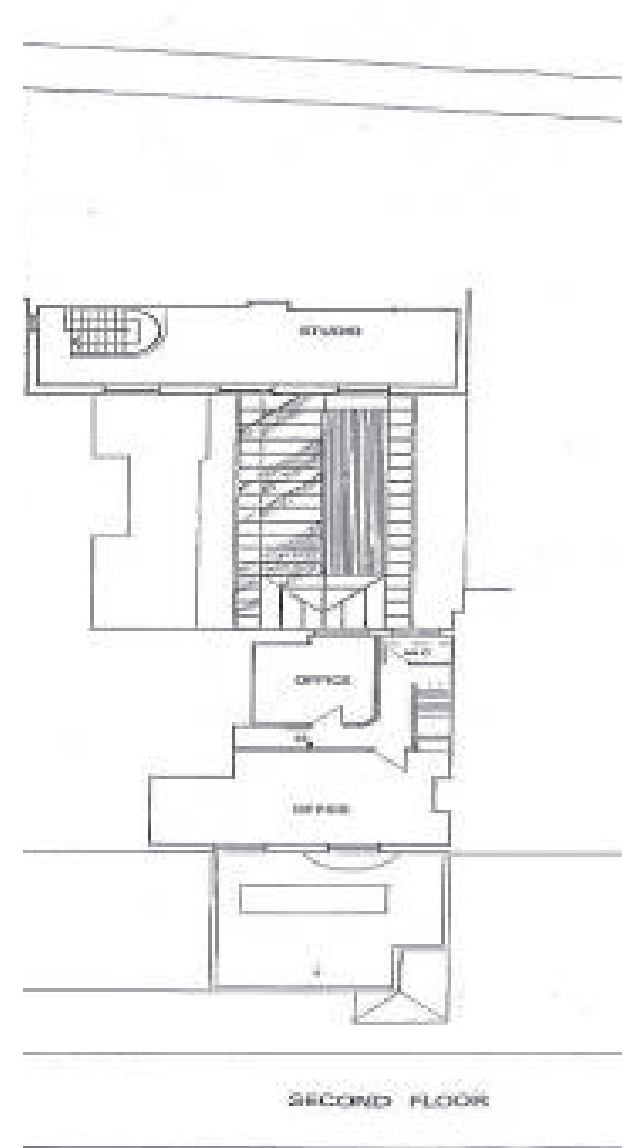
FLOOR PLANS For identification purposes only



FIRST FLOOR PLAN



SECOND FLOOR PLAN





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Terms

The accommodation is available to let either as a whole, or in part on flexible & inclusive terms to be agreed.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

Rateable Value

Rateable Value 2017: Ground floor: £19,000.

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 C (72).

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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September 2022

