



**16 Tichborne Street**  
Brighton, East Sussex BN1 1UR

**TO LET**

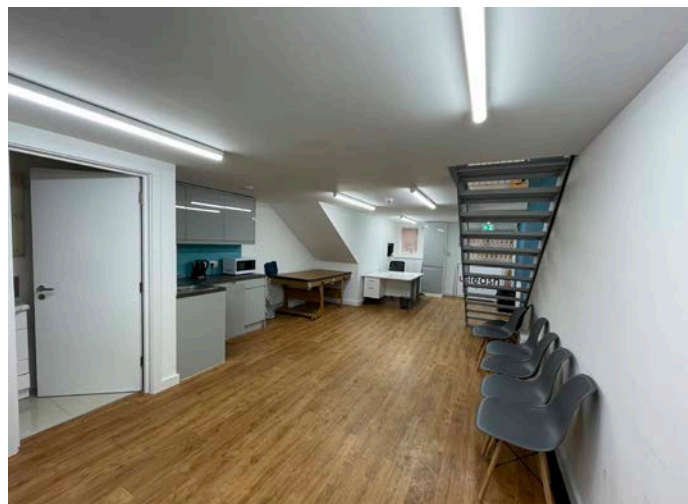
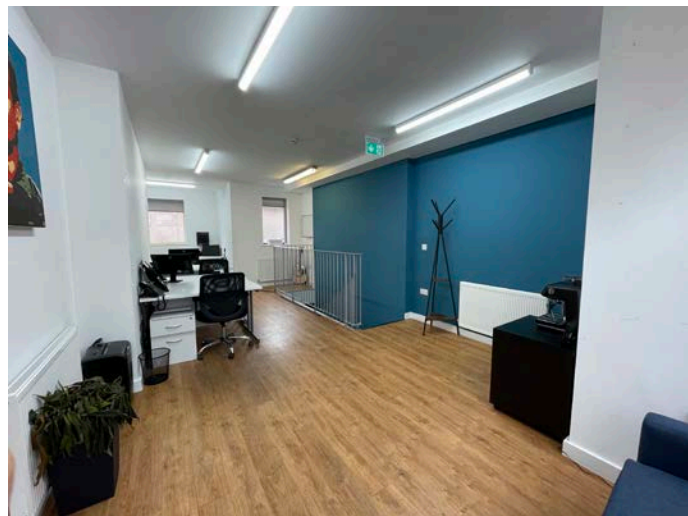
## MODERN OFFICE SPACE LOCATED IN THE NORTH LAINE

Ground floor 31.87 sq m (343 sq ft)

Lower ground floor 39.58 sq m (426 sq ft)

### Key Features:

- Within a short walk of Brighton station and the seafront
- Comprising modern purpose built office space
- Providing self-contained access from street level
- Secure bike parking
- Fitted to a high specification throughout
- Rent £18,500 per annum
- Flexible terms available





**16 Tichborne Street**  
Brighton, East Sussex BN1 1UR

## Location

The property is located within the popular North Laine area of central Brighton and within easy walking distance of Brighton Station which lies to the north.

## Accommodation

The property comprises a four storey, midterrace and mixed commercial / residential use building.

The subject space is arranged over the ground and lower ground floor parts of the building, and benefits from the following amenities:

- self contained access
- surface mounted fluorescent lighting
- central heating
- door entry phone system
- self-contained WC's
- access onto outside yard at LGF level

We understand that the existing accommodation to have the following approximate IPMS Office 3 **Net Internal Areas (NIA):**

Floor	Sq Ft	Sq M
Ground	343 sq ft	31.87 sq m
Lower ground	426 sq ft	39.58 sq m
<b>Total</b>	<b>769 sq ft</b>	<b>71.45 sq m</b>

## EPC

We understand the property to have an EPC rating of B(48).

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.

## Planning

We understand that the premises benefits 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 commencing rent in the region of £18,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc

## Business Rates

Rateable Value (2023): £16,250.

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Nick Martin**

[n.martin@flude.com](mailto:n.martin@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)

**Ed Deslandes**

[e.deslandes@flude.com](mailto:e.deslandes@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

