



**Lees House**  
21-23 Dyke Road, Brighton BN1 3FE

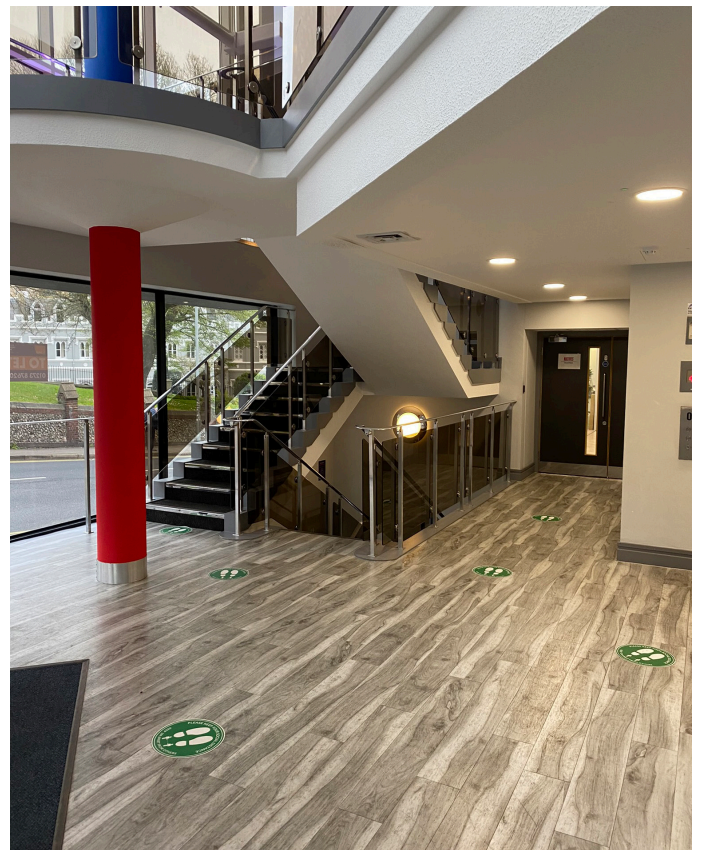
**LEASE AVAILABLE**

## BRIGHTON CITY CENTRE OFFICES - LEASE AVAILABLE

Second floor size 2,476 sq ft / 230.03 sq m

### Key Features:

- Comprising a fully fitted office suite
- Air conditioning
- On-site shower facilities
- Some on-site parking
- Located in the heart of the city centre
- Within a 5 minute walk of Brighton Station
- Lease available with less than 18 months remaining







**Lees House**

21-23 Dyke Road, Brighton BN1 3FE



## Location

Lees House is situated in a prominent location on the corner of Upper North Street and Dyke Road in the heart of Brighton's City Centre and within easy access of local transport networks, being located approximately 500m south west of Brighton's mainline train station.

The property is situated within walking distance of Brighton's most popular attractions: the seafront, the Lanes, and Churchill Square Shopping Centre.

## Accommodation

The subject accommodation comprises second floor east suite at Lees House, a purpose built office property located on the junction of Dyke Road and Upper North Street.

The suite comprises mainly open plan workspace that has been fitted to a modern office specification to include:

- Air conditioning
- Suspended LED lighting panels
- Fitted kitchen
- Raised access floor
- Carpet tile flooring
- Attractive lobby entrance area
- Passenger lift to all floors
- Door entry system

We have measured the premises to have an IPMS Office 3 area as follows:

Floor	Sq Ft	Sq M
Second (east)	2,476 sq ft	230.03 sq m

## 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

Our clients interest comprises a 10 year effective FRI lease of the premises expiring June 2029 and subject to a tenant break in June 2024.

The rent passing is £74,280 exclusive of rates, service charge and VAT.

The office is available by way of a sub-lease until June 2024 or potential lease assignment.





**Lees House**

21-23 Dyke Road, Brighton BN1 3FE



## Business Rates

Rateable Value (2023): £67,500.

## EPC

A(25).

## 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.



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 sole agents Flude Property Consultants:

**Ed Deslandes**

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

01273 727070

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

**Nick Martin**

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

01273 727070

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



**Flude**  
PROPERTY CONSULTANTS







Lees House

21-23 Dyke Road, Brighton BN1 3FE

## Floor Plan

