



Argus Lofts
28-30 Robert Street, Brighton,
East Sussex BN1 4AH

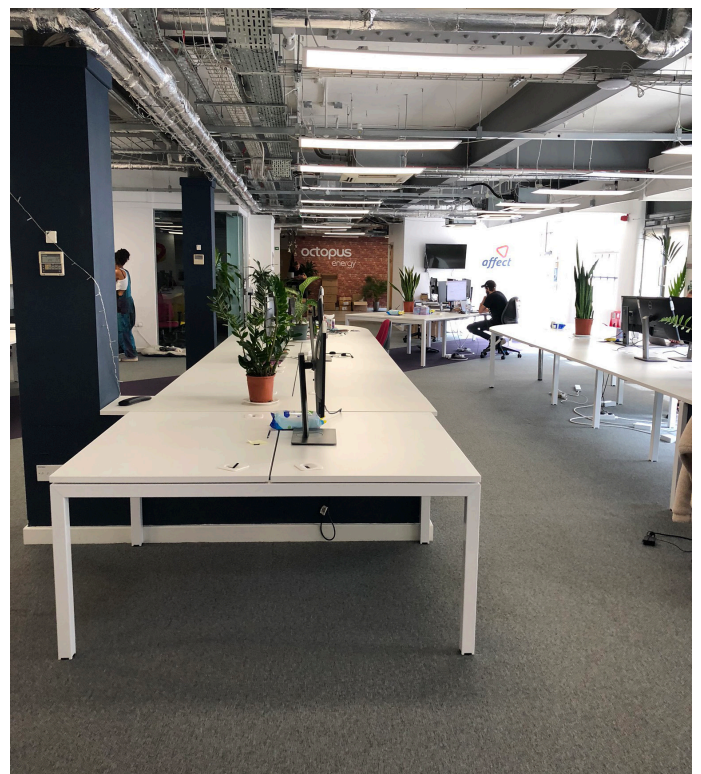
TO LET/FOR SALE

MODERN CITY CENTRE OFFICES

Size 303.87 sq m (3,267 sq ft)

Key Features:

- Contemporary flexible space
- Air conditioned (to be newly upgraded)
- Exposed services
- Suspended LED lighting
- Fitted kitchen, meeting rooms and break out area
- Character building
- Popular North Laine area of Brighton
- Low annual service charge





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Location

The property is situated in the vibrant North Laine area of central Brighton, and within easy walking distance of Brighton railway station.

Accommodation

The premises comprise a fully fitted and self-contained office suite situated on part of the ground floor of the property known as the Argus Lofts Building. The building was originally constructed as a printing works, and subsequently redeveloped to provide high spec office space whilst retaining the original exterior character of the building.

Internally the accommodation is arranged as mainly open plan office space complete with a large glazed partition boardroom, fitted kitchen, break out area and male & female WC's and shower. There is also a partitioned store room and server area.

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

Floor	Sq Ft	Sq M
Ground (office)	3,267 sq ft	303.87 sq m

EPC

We understand the property to have an EPC rating of E(105).

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 space is available by way of a new lease and for a term to be agreed and at guide rental of £27.50 psf exclusive

Alternatively our clients will consider a sale of their long leasehold interest comprising a 125 year lease dated 5th November 2004 (approx.106 year remaining) POA,

Business Rates

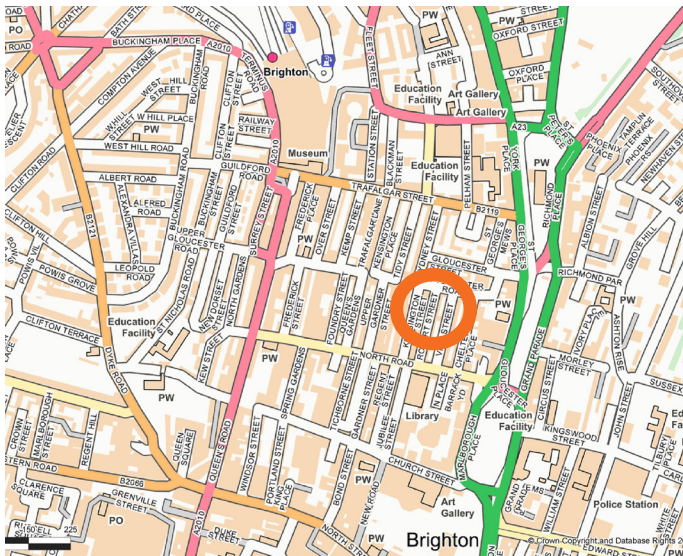
Rateable Value (2017): £49,000.
(Rateable Value (2023): £59,000.)

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

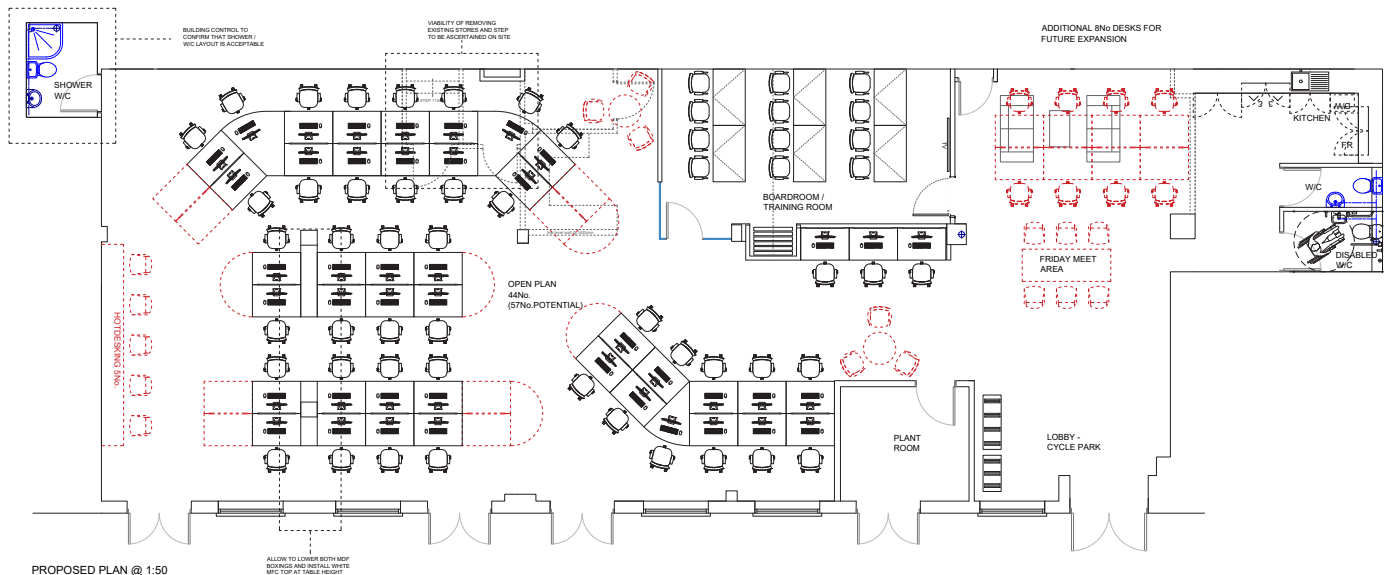
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



Indicative purposes only



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:

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