



**TO LET**

**Britannia House**  
Station Street, East Sussex, Brighton BN1 4DE





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## Key Features

- Superb landmark office building
- Within a 3 minute walk from Brighton Station
- Located in the popular New England Quarter
- Comprising open plan office accommodation
- Secure underground cycle and car parking
- Shower facilities
- Staffed reception area & passenger lifts
- Central Heating & Kitchen facilities
- Can be taken as a whole or in part
- Available immediately
- Video tour available

## Location & Situation

The property is situated immediately north of the popular North Laine area of the city on the western side of Station Street in the heart of the recently developed New England Quarter of Brighton.

Situated within a 3 minute walk of Brighton Station, the area is well served by a diverse array of local amenities including shops, restaurants and public car parks. Churchill Square shopping centre and the seafront are within easy walking distance to the south.

Location pin (what3words) : herb.master.influencing  
<https://what3words.com/herb.master.influencing>





## Description & Accommodation

The available accommodation is arranged on the 2nd floor of this modern purpose built office building.

The space comprises open plan office accommodation fitted to a specification including Cat5 cabling.

The space benefits from a soon to be refurbished shower, dedicated male and female WC's and providing superb city & coastal views.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Second	3,421 sq ft	317.82 sq m

\*Consideration may be considered into splitting the space.







## Rateable Value

Rateable Value 2023: £72,443

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)).

## EPC

We understand the property to have an EPC rating of C (28).

## Planning

We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

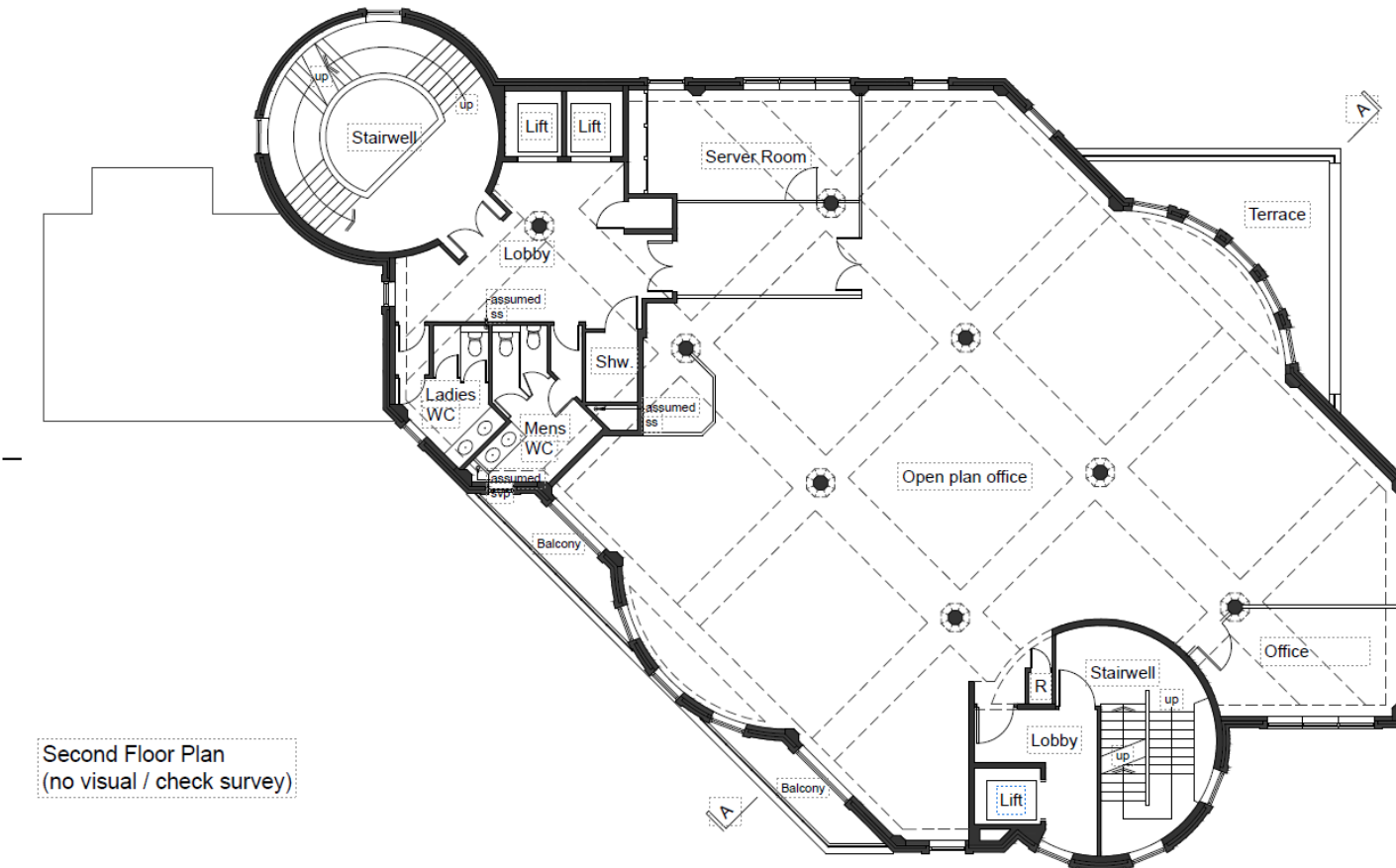
Interested parties should make their own planning enquiries and satisfy themselves in this regard.



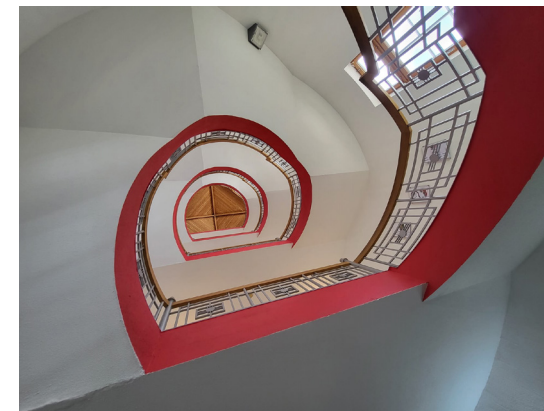
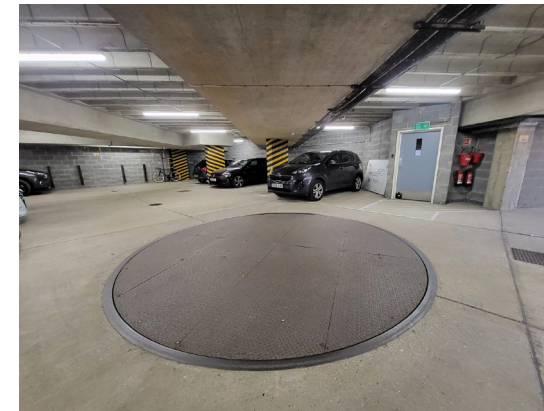


## SECOND FLOOR PLAN

For identification purposes only



Second Floor Plan  
(no visual / check survey)





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## Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Legal Fees

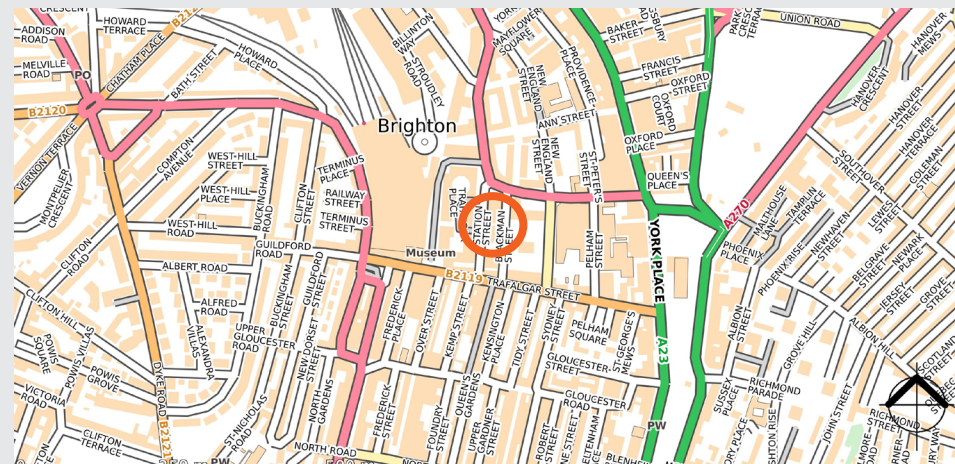
Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

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