



TO LET

**26 Ditchling Road
Brighton, East Sussex BN1 4SF**



Key Features

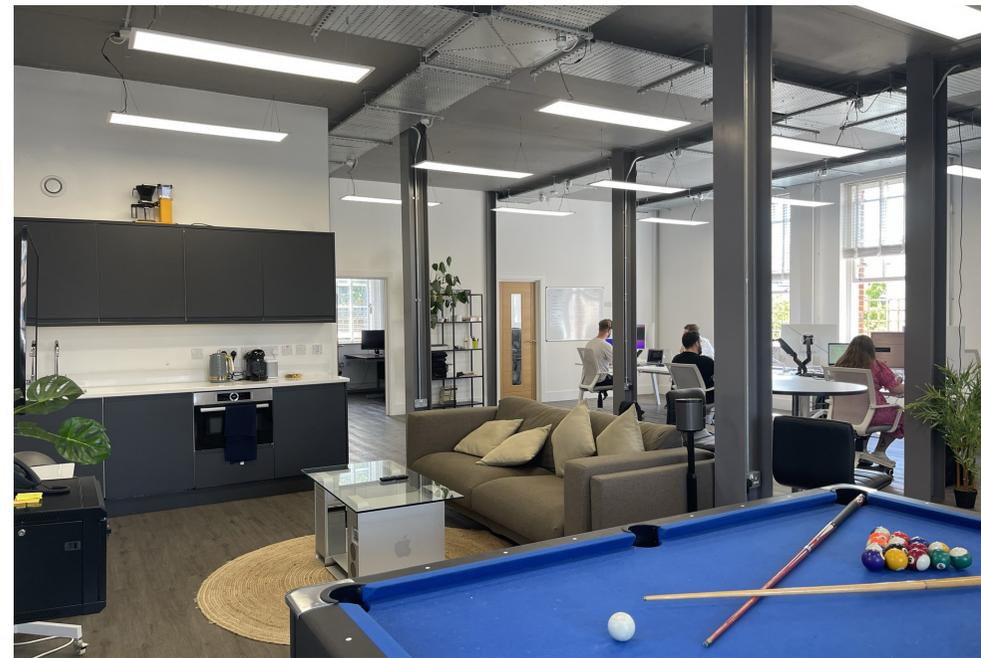
- Comprising a self-contained office space arranged over ground floor
- Fully fitted & configured to an exceptionally high standard throughout
- Forming part of an attractive detached period building
- Highly prominent location close to city centre
- Within a 10 minute walk of Brighton Station

Location & Situation

The property is prominently located on the junction of Ditchling Road and Upper Lewes Road in Brighton. The nearby London Road shopping area, which has been the subject of significant investment in recent years, is situated a short distance to the West whilst the recently redeveloped "The Level" recreation facility is a short distance to the south.

Brighton city centre is a 10 minute walk away, whilst London Road station and Brighton station are both within easy walking distance. The A23 London Road links approximately 3 miles to the north with the A27 Brighton bypass which in turn provides easy access to the A23/M23 and the national motorway network beyond.

Location pin (what3words) : chairs.jobs.wizard
<https://what3words.com/chairs.jobs.wizard>





Description & Accommodation

The subject property comprises a detached period building that has recently undergone extensive programme of works to enhance and enlarge the floorspace.

The property now benefits from an open plan ground floor plate plus separate meeting / board room with two door access and this is designed to convert into two separate meeting rooms.

Additionally; an approx. 90 sq ft mezzanine level storage facility with double aspect access, parking with secure electronic remote controlled security gates and a dedicated front entrance with exceptional signage potential.



The interior finishes have been carefully chosen to compliment the character of the building and to create a modern and contemporary style open plan studio office environment and to a specification that includes:

- **Hardwood double glazed sliding sash fenestration**
- **CCTV System with remote monitoring**
- **3 phase electric supply and system, gas (metered) supply to suite and satellite infrastructure in place**
- **Multi-purpose ceiling cable tray system, designed for compliance with both power and data**
- **Custom designed 100% low energy lighting system compliant with office and screen based working requirements, with built in emergency lighting system**
- **Intruder alarm and fire alarm systems**
- **200 pair phone line provision with 40 lines patched through**
- **Southern Water supply and system and Megaflow hot water system**
- **Fully tiled washroom facility with shower room, wall hung W/C's and shaver point**
- **Breakout / kitchen with Bosch oven, microwave, dishwasher & fridge / freezer**
- **External security railings and gates with planted Yew hedge behind and dedicated outside space**
- **External security lighting system with PIR and photocell sensor**

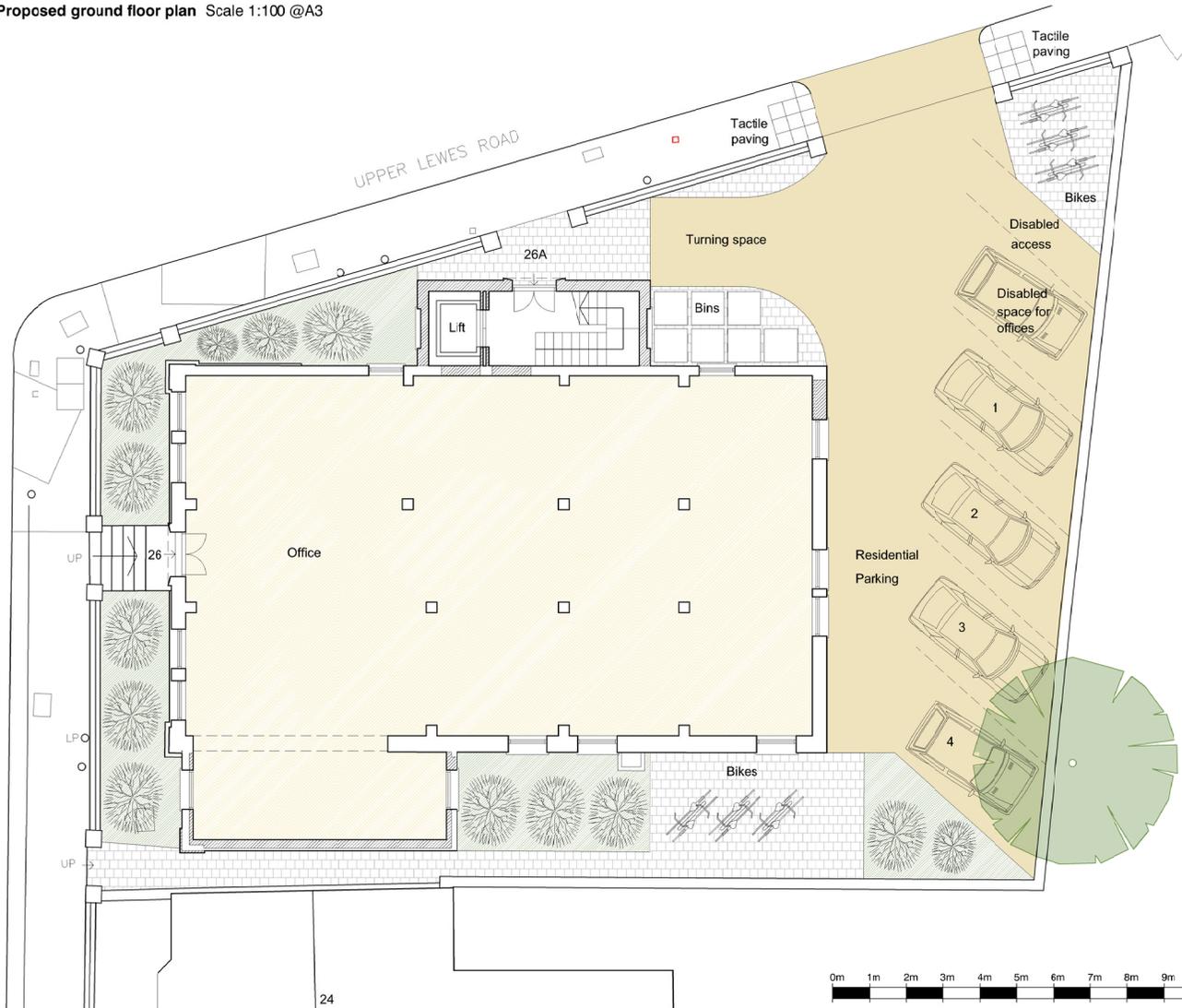
The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground floor	2,000 sq ft	185.50 sq m



FLOOR PLAN For identification purposes only

Proposed ground floor plan Scale 1:100 @A3



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.

For information

D 231216 Minor amendments	
rev.	date
<small>These drawings should be approved by the Local Authority. No dimensions to be copied from this drawing. All dimensions to be checked on site. Refer to Structural Engineer's drawings, details and notes. This drawing is copyright & should not be reproduced without the permission of the MOONCIE STUDIO.</small>	
client Mr H.Hamilton	
project 26 Ditchling Road Brighton	
drawing Proposed floor plans	
scale 1:100@A3	date 06.07.16
MOONCIE STUDIO Architectural design services Mobile: 0789625239 Email: nathan.mooncie@btinternet.com	
M 106/20	rev. D



26 Ditchling Road
Brighton, East Sussex BN1 4SF

EPC

An EPC is available upon request.

Rateable Value

Rateable Value 2023: £32,250

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

Terms

The property is available to let by way of a new lease for a term to be agreed at a guide rent of £75,000 per annum exclusive.

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.

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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