



**Chandos House**  
26 North Street, Brighton, East Sussex BN1 1EB

**TO LET**

## CENTRAL BRIGHTON OFFICE SPACE

Third floor 1,981 sq ft 184.00 sq m

### Key Features:

- Located in the heart of the historic lanes area of central Brighton
- Within walking distance of Brighton Station
- Recently refurbished and fitted to a modern, contemporary style throughout
- Comprising open plan office space and boardroom
- Private south facing terrace area
- Available for immediate occupation
- Rent £22.50 psf





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### Location

The property is located within the historic Lanes district, an established and popular commercial location in the heart of the city characterised by predominantly retail, leisure, residential and office use.

Brighton Station is located within a 10 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.

### Accommodation

The property comprises a modern purpose built office building with the subject accommodation arranged over the whole of the third floor.

In addition to the mainly open space, the suite also benefits from an impressive and fully fitted kitchen and break out facility opening onto a private south facing terrace.

The space has been fitted to a specification that includes:

- Exposed ceilings and services
- Suspended LED lighting panels
- Carpet tile and hard wood flooring
- Fully fitted kitchen and additional kitchenette
- High speed internet connectivity
- Newly fitted kitchen / kitchenette facilities
- South facing balcony

### Business Rates

Rateable Value 2023: Front - £21,750

Rateable Value 2023: Rear - £8,000

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.

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

Floor	Sq Ft	Sq M
Third	1,981 sq ft	184.00 sq m

### EPC

We understand the property has an EPC rating of C.

### Terms

The accommodation is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a guide rental of £22.50 psf exclusive.

### Planning

We 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.

### 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:

**Ed Deslandes**

**e.deslandes@flude.com**

**01273 727070**

**www.flude.com**

**Nick Martin**

**n.martin@flude.com**

**01273 727070**

**www.flude.com**



**Flude**  
PROPERTY CONSULTANTS





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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### 3rd Floor Plan

