

**First floor, Apex House**  
69 Middle Street, Brighton, East Sussex BN1 1AL

**TO LET**

## MODERN OFFICE SPACE

First floor: 233 sq m (2,506 sq ft)

### Key Features:

- Fitted to an exceptionally high standard throughout
- Located in the lanes and close to the sea front
- Within walking distance of Brighton Station
- Recessed LED lighting
- On-site secure parking
- Rent £62,500 per annum





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### Location

The property is located within the historic Lanes area of central Brighton. Middle Street lies parallel between West Street and Ship Street, and connects with the A259 Kings Road on the seafront. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.

### Accommodation

The available accommodation is located on the 1st floor of this 4 storey mid terrace building, located on the easterly side of Middle Street, and providing secure car parking to the rear. The property has been fitted to a high standard throughout and to a specification that includes

- Carpet tile flooring
- Recessed LED lighting
- Fitted kitchen and break out area
- Glass fronted meeting room with hardwood flooring
- Electronic door entry system
- Separate male & female WC's
- Central heating

We have measured the existing accommodation to have the following approximate Net Internal Areas IPMS3:

Floor	Sq Ft	Sq M
First floor	2,506	233

### EPC

We understand the property to have an EPC rating of C(68).

### Planning

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

### Terms

The available space will be available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a rent of £62,500 per annum exclusive

### Business Rates

Rateable Value (2023): £41,250.

### VAT & Legal Fees

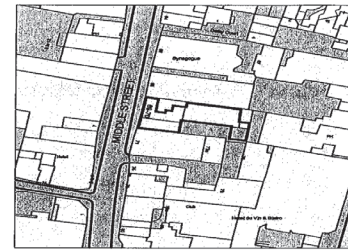
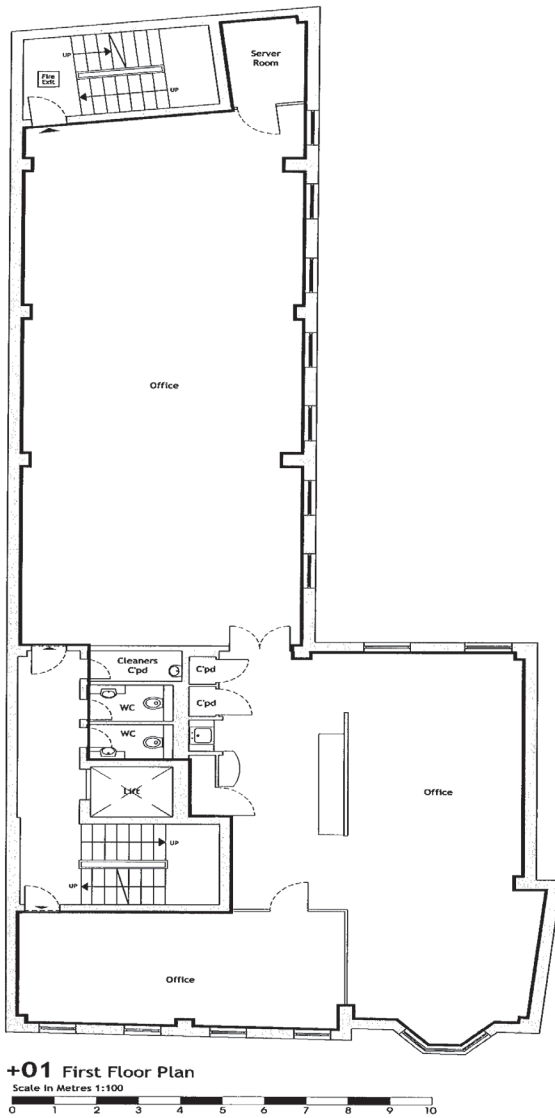
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



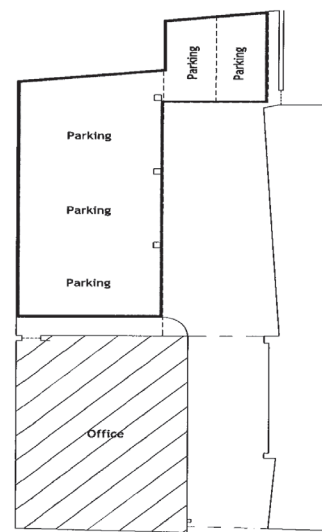


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**+LP Location Map** 1:1250

Scale in Metres 1:1250  
0 10 20 30 40 50



0 1 2 3 4 5 10

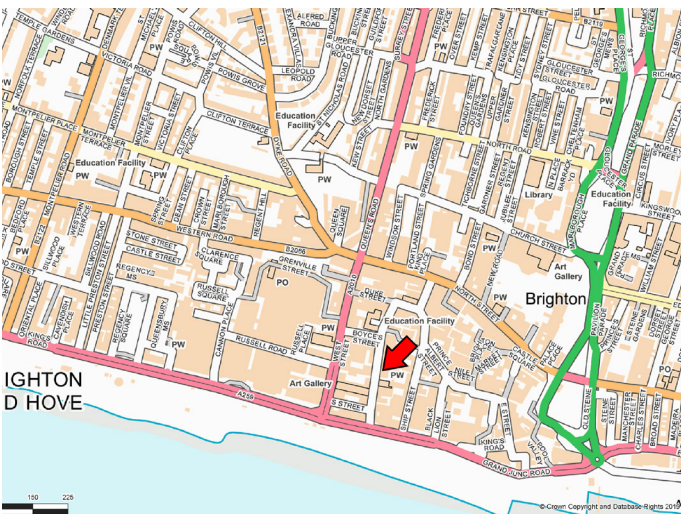


*R. Smith*  
BRIGHTON CONTRACTORS





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Flude Commercial 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 Commercial 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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