



**TO LET**

Windsor House  
30-35 Edward Street, Brighton BN2 0LN



## Key Features

- Standalone city centre commercial property
- Arranged over ground, first and second floors
- With secure basement car parking for 55 vehicles
- Prominent location
- Comfort cooling (part only)
- Flexible lease terms available





## Location & Situation

The property is located on the northern side of Edward Street in the popular Kemp Town area of central Brighton, and located immediately adjacent the new Edward Street Quarter Development.

The landmark Amex UK HQ building is also located closeby, and as is Brighton Police Station and the magistrates courts.

## Description & Accommodation

Windsor House comprises a purpose built three storey office building believed to have been built in the 1970's with accommodation arranged over ground, first and second floors and along with secure basement car parking. The space has been let to the DWP / Job Centre in recent years and currently fitted for purpose as mainly open plan offices and consulting areas, along with numerous meetings rooms and ancillary accommodation including kitchen and break out areas to each floor.

The floors are currently fitted to a specification which includes mainly carpet tile flooring, suspended ceilings with part recessed lighting modules and some suspended lighting panels, central heating, passenger lift, and part comfort cooling to the ground floor only.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	10,299 sq ft	956.90 sq m
First	10,999 sq ft	1,021.90 sq m
Second	7,400 sq ft	687.50 sq m
<b>Total</b>	<b>28,700 sq ft</b>	<b>2,666 sq m</b>

Plus basement car parking for 55 vehicles





## Rateable Value

Rateable Value 2023: £355,000.

## EPC

We understand the property to have an EPC rating of D (99).

## 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.





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## Terms

The space is available to let by way of a new lease or leases for a term to be agreed, and at a guide rental of £17.50 per sq ft per annum exclusive.

## 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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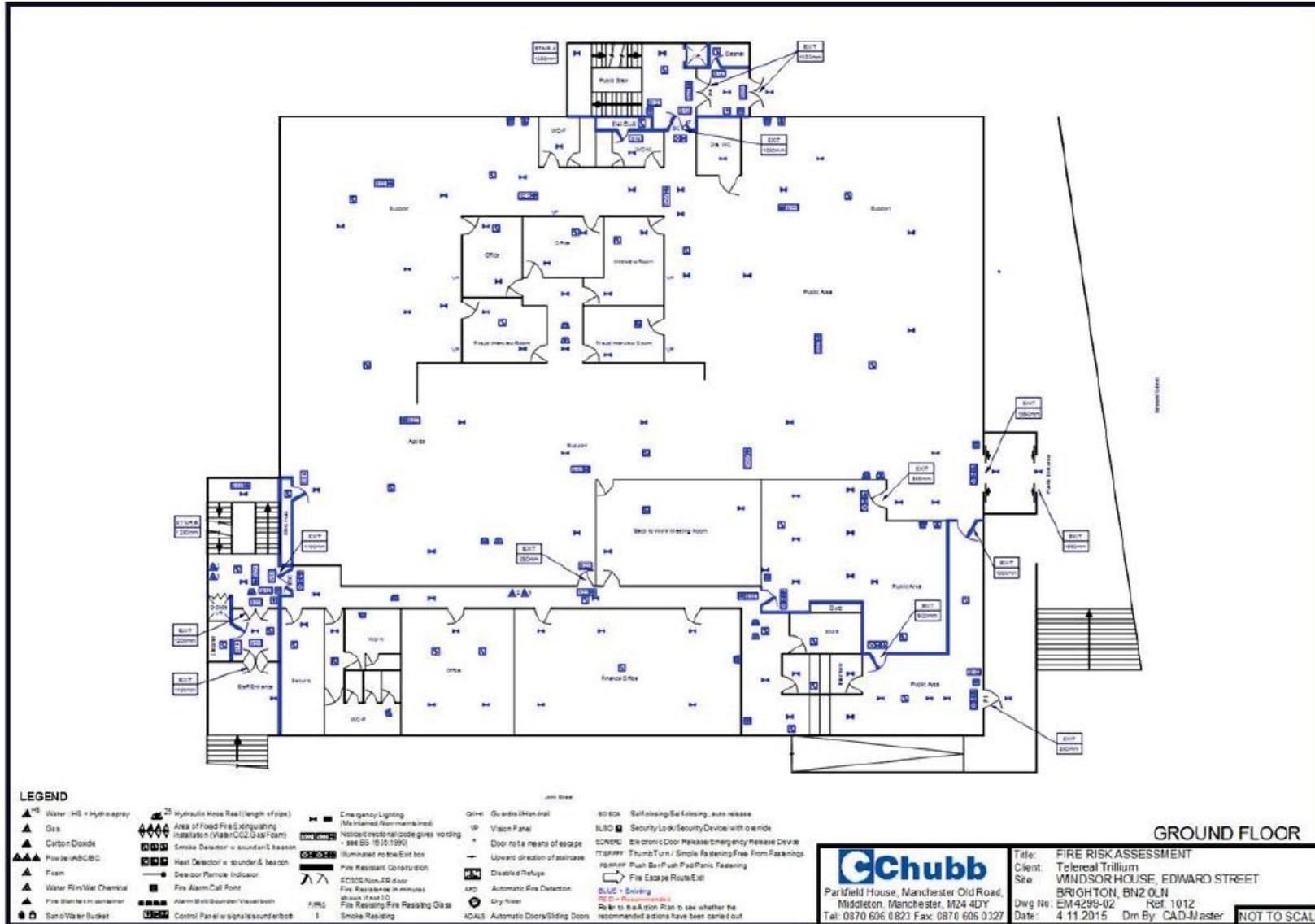
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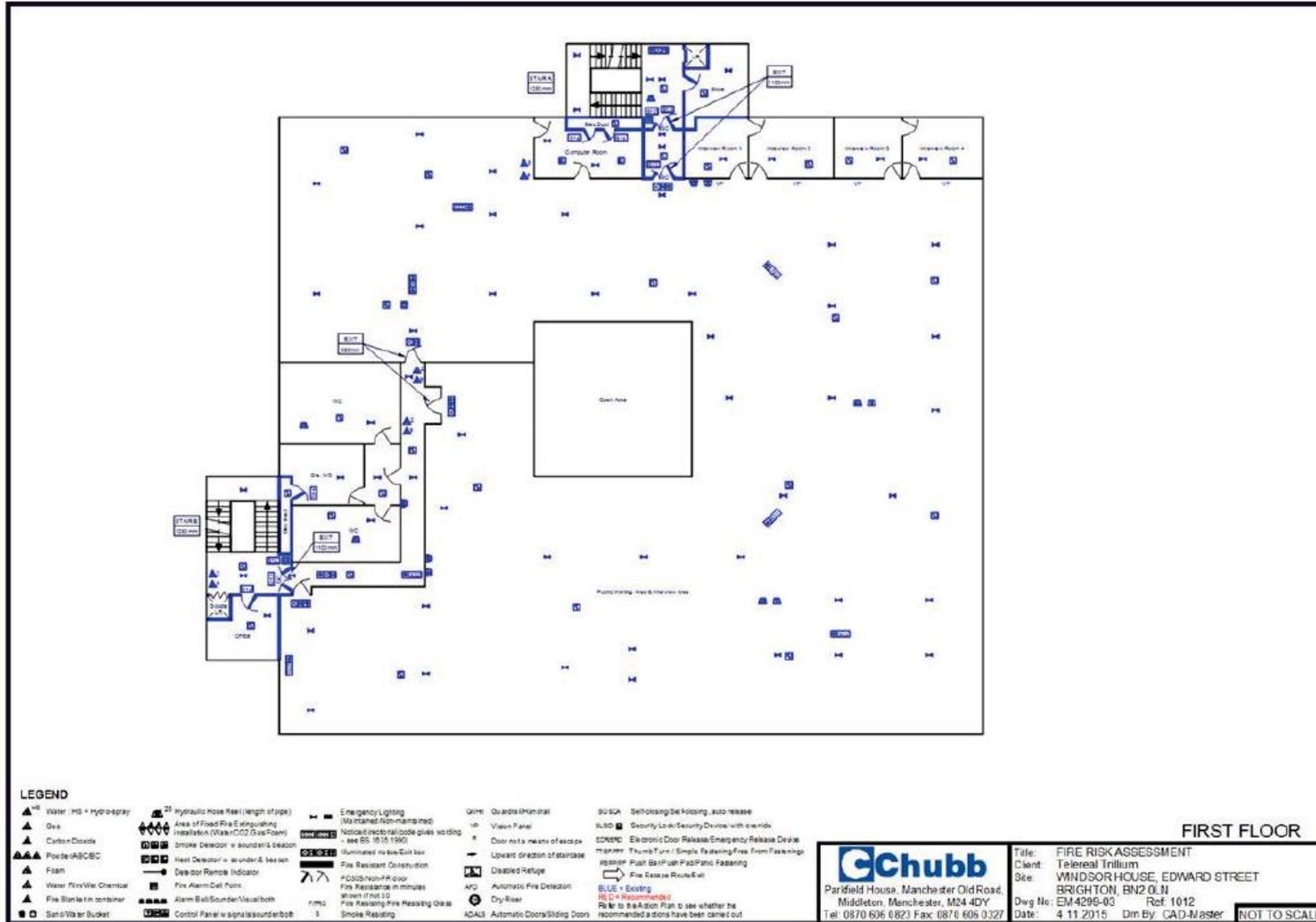


**FLOOR PLAN** For identification purposes only





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