



30-31 Devonshire Place
Brighton BN2 1QB

TO LET

STYLISH OFFICE / CREATIVE WORK SPACE

717 sq ft (66.6 s m) - 3,383 sq ft (314.3 sq m)

Key Features:

- Arranged over the ground, first and second floor parts of a converted former factory building
- Fitted to an exceptionally high standard throughout
- To include various meeting rooms and break out areas
- Air conditioned
- Superb kitchen area with integrated fridge & dishwasher
- Shower cubicles and WCs
- External roof terrace
- Security alarm and door entry system
- Close to the seafront
- Available on flexible terms





Location

The property is situated on the easterly side of Devonshire place in Kemp Town, Brighton and close to the junction with Edward Street. There are numerous bus services located on Edward Street close to Devonshire place.

Brighton station is a 15 minute walk away.

Accommodation

The subject premises are arranged over the ground, first and second floors of this former factory building which has been carefully reconfigured and refurbished to a high standard throughout to create modern, and mainly open plan office accommodation over each of the floors.

The premises also benefits from the following amenities :

- A versatile mix of meeting rooms & break out areas
- Exclusive WCs and shower facilities
- Kitchenette facilities
- Secure, indoor bike store
- Contemporary, theatre style LED lighting
- Communal reception
- Basement storage

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

Floor	sq m	sq ft
Ground Floor	172.61	1,858
First	75.10	808
Second	66.61	717
Total	314.28	3,383

EPC

We understand the property to have the following EPC ratings:

Ground Floor - E(102)
First Floor - D(94)
Second Floor - E(101)

Planning

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.

Terms

The property is available to let either in part or as a whole, on terms and a rental to be agreed, on a flexible and semi-inclusive basis.

Business Rates

Units 1 & 2 (ground floor) - £7,100
Unit 3 (1st floor) - £14,000
Unit 4 (2nd floor) - £9,800
Unit 5 (ground floor) - £4,600
Unit 6 (ground floor) - £15,000

Some occupiers may be eligible to claim small business rates relief, subject to status.

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.



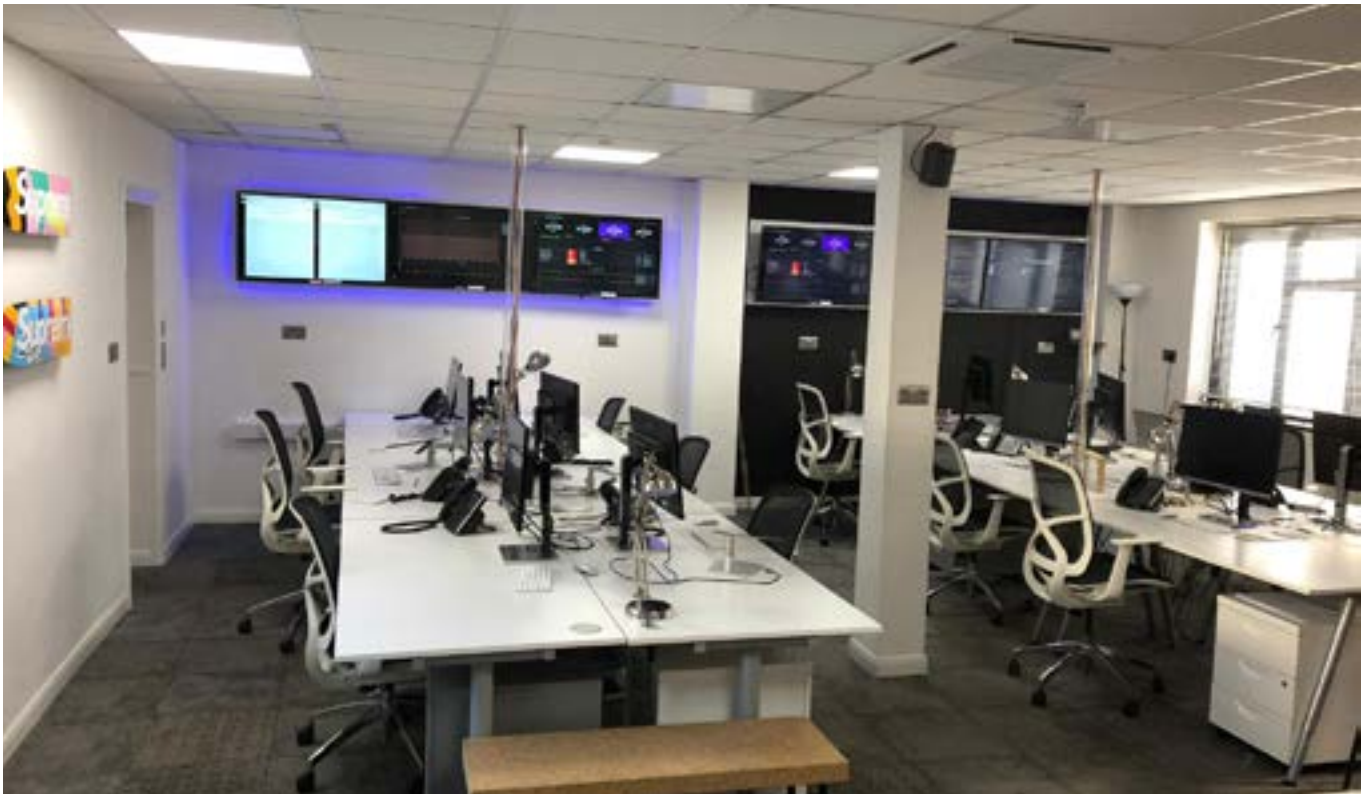
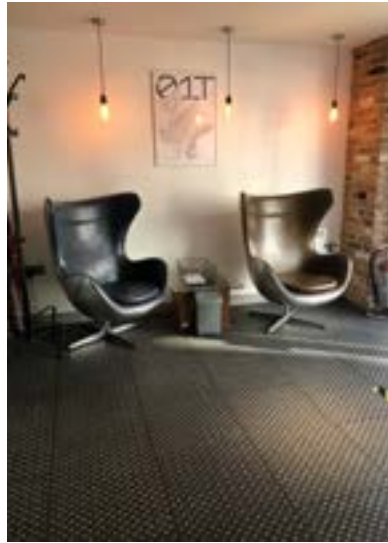
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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