

PLUG & PLAY CREATIVE WORKSPACE FIRST FLOOR 695 SQ FT / 64.53 M



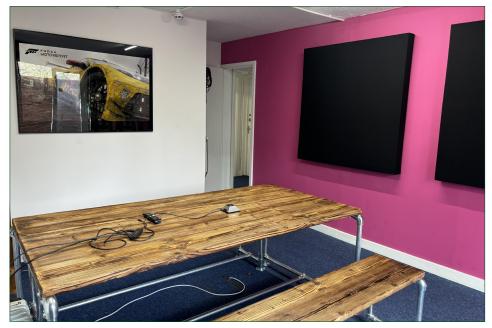
TO LET

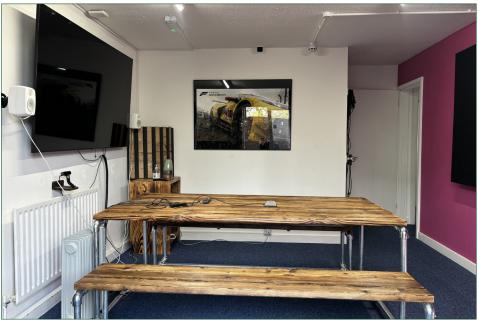
First Floor, 1 Clifton Mews Clifton Mews, Brighton BN1 3HR



Key Features

- Located in a secluded development in Clifton Hill in the popular Seven Dials area
- Within a 10 minute walk of Brighton Station
- Arranged on the first floor with private balcony
- Comprising open plan workspace with adjoining meeting rooms
- Existing furniture can be provided
- Common areas undergoing refurbishment
- Some parking available by way of separate negotiation
- Rent £24,000 per annum inclusive of service charge, utilities and broadband
- Available on flexible terms







Location

Clifton Mews is a secluded mews development located on Clifton Hill, just a short walk from the vibrant Seven Dials area.

Brighton Station is less than a 10 minute walk away, providing direct services to London in approximately 50 minutes and Gatwick Airport in around 30 minutes.

Description & Accommodation

The development consists of five buildings constructed in the mid 1980s arranged around a landscaped courtyard with on site parking.

The available suite is located on the First Floor and has the following approximate Net Internal Areas (NIA):

	Sq Ft	Sq M
First Floor	695	64.53

EPC

An EPC certificate is currently being prepared and will be available shortly.







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.

Terms

The space is available to let on flexible easy in / easy out terms, at a guide rent of £24,000 per annum, on an all-inclusive basis (service charge, utilities, electricity, broadband) but excluding business rates.

Business Rates

Rateable Values (2023) 1st Floor Front Right: £8,400 1st Floor Rear Right: £3,050 1st Floor Front Left: £2,500

We anticipate the majority of occupiers to benefit from 100% or partial 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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.





