



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.





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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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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.



