

# ACADEMY HOUSE

59 West Street, Brighton, BN1 2RA.

**16,416 sq ft** of newly refurbished, energy efficient Class  
E space in a Prime Brighton Location





# Academy House

Academy House is a **CLASS E OPPORTUNITY** situated on the prime leisure pitch of West Street. The recently refurbished property comprises of 5 floors over basement - the upper floors offering EPC A rated commercial space and the ground floor a large hospitality space with outdoor terraces and servicing access from the front and the rear.







# Location

## PRIME LOCATION

Brighton is located on the East Sussex Coast 54 miles south of central London.

It is an iconic city, blending seafront landscapes, historic architecture, civic space and bustling streets to create a truly beautiful and unique cityspace. Brighton is known for its world-class cultural and entertainment offering, attracting 11m visitors to the city per year. The majority of which pass this building on their way to the seafront.

Academy House is located in the heart of Brighton city centre, on the eastern side of West Street. The building itself is situated within minutes of a number of high-end eating and drinking establishments including The Ivy, Ivy Asia, Coal Shed, Browns Brassiere and Burnt Orange. You will find it within a 10 minute walk of Brighton Station, and only a short walk away from The Lanes and Churchill Square. The property is also just meters from the Hippodrome which has been restored over the past few years and is about to become one of the most visited and important venues in the region.





# Upper Floors



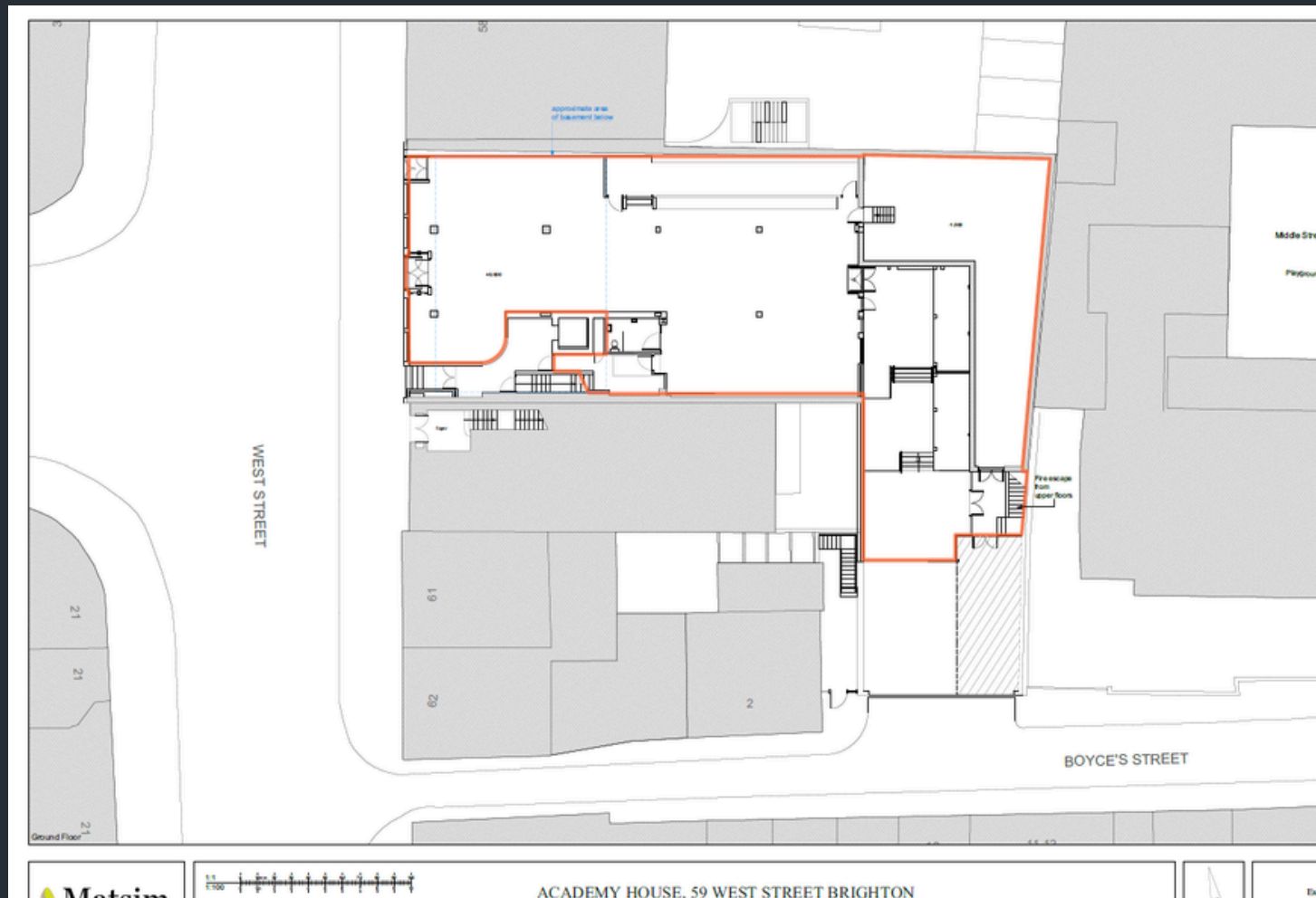
Each of the 4 upper floors at Academy House have been comprehensively refurbished to provide EPC A rated commercial space. The floors benefit from open plan space, with 2.65m clear ceiling heights and plenty of natural light through both the front and rear windows.

Other key features include:

- Brand new 12 person capacity lift
- Newly installed windows
- 3 x W/C cubicles on each floor
- Self contained entrance and suites
- Newly insulated and covered roof under 20 year warranty
- Minimal service charge anticipated
- DDA W/C enabled on each floor
- New air source heat pumps providing heating and cooling
- New LED lighting throughout
- Paxton Video Intercom to each floor and control access system
- Large 1<sup>st</sup> floor communal roof terrace
- Secure Cycle Storage
- New shower and Changing facilities



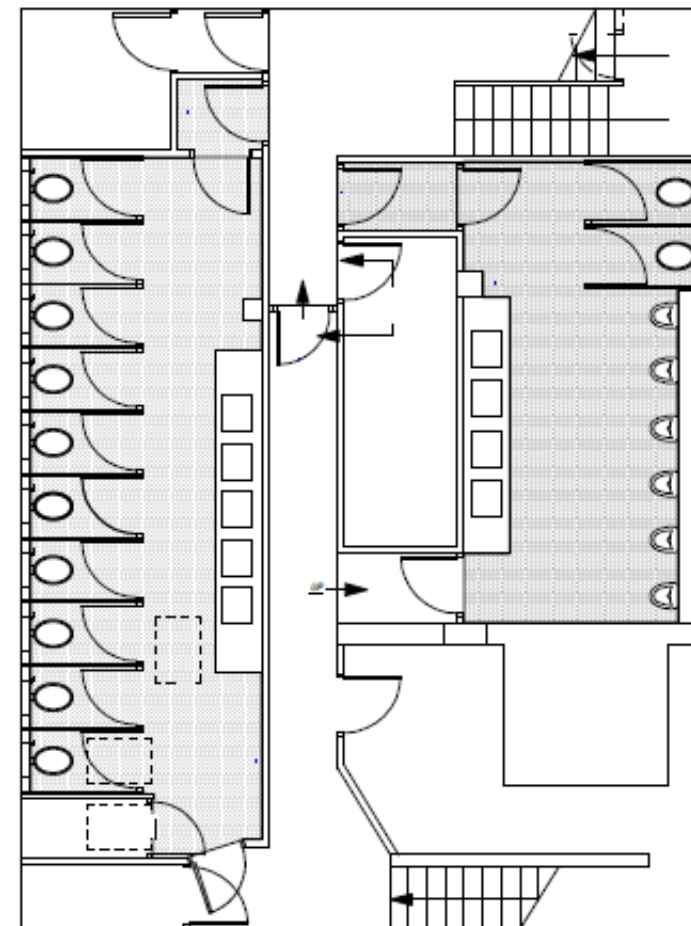
# Ground Floor



A prime frontage that opens onto West Street with the benefit of wrapping round to being accessed and serviced from Boyce's Street within The Lanes.

The ground floor has been stripped back to a shell and has servicing access from the front or rear. It also has an additional 1,029 Sq. Ft. rear service yard space and an accessible first floor flat roof space for efficient plant.

The property has a **02:30am licence**, extending to the rear external terrace. Live and recorded music licence also available for the indoor space.





**Ground Floor:**

The ground floor provides the following approximate gross internal floor areas:

FLOOR	SQ M	SQ FT
GROUND	315.6	3,397
BASEMENT	127.4	1,371
LOWER MEZZ	95.6	1,029
REAR TERRACE	208.1	2,240
TOTAL	747	8,037

# Floor Areas

**Upper Floors**

The upper floors provide the following approximate gross internal floor areas:

FLOOR	SQ M	SQ FT
1 <sup>st</sup> Floor	181	1,946
2 <sup>nd</sup> Floor	182.2	1,962
3 <sup>rd</sup> Floor	179.7	1,935
4 <sup>th</sup> Floor	174.4	1,878
TOTAL	717.3	7,721

**Additional:** Half landing W/C's/staff rooms x 5 no. total  
61.1m² 658 sq. ft.



# Details

## Rent:

On application

## Lease:

FRI lease of the whole or in parts to be agreed with de minimus service charge liability

## Legal Costs:

Each party to bear their own legal costs

## Business Rates:

To be re-assessed. Interested parties should make their own enquiries in respect of business rates directly with the local authority

## Contact:

For further information, please contact the appointed agents Flude Property Consultants:

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## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to under take 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.



Originally the locally renowned Academy Cinema