



TO LET

2nd & 4th Floors, City View
103 Stroudley Road, Brighton BN1 4DJ



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Key Features

- Grade A Office space adjacent to Brighton Station
- EPC A
- BREEAM - Excellent
- VRF Air Conditioning and energy efficient LED lighting
- Part Exposed Services
- Communal commuter facilities including showers, lockers and changing rooms
- Car Parking Spaces
- Secure bike storage
- 2 passenger lifts

Location

CityView is located on Stroudley Road in Brighton's New England Quarter. Stroudley Road leads from the north exit of Brighton railway station and is close to the amenities of London Road and the North Laine.





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Description

The available space is on the 2nd and 4th floors of this purpose built office building.

The floors are available as a whole or on a floor by floor basis. The office provides open plan, Grade A space with a balcony to the 4th floor.

Accommodation (IMPS3)

	Sq Ft	Sq M
2nd Floor	6,029	560
4th Floor	3,912	363
TOTAL	9,941	923





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EPC

We understand the property to have an EPC rating of A(14).

Terms

Rent £36 per Sq Ft.

Business Rates

The rateable value is to be reassessed

VAT

VAT will be payable on the property.

Legal Fees

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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