



Unit 1 Ditchling Rise Workshops
25 Ditchling Rise, Brighton, BN1 4QL

TO LET

City Centre Store / Workshop with Parking

Key Features:

- 1,048 sq ft lock up store / workshop unit to let
- Available with 2 parking spaces
- Located with established business centre
- New lease available
- Close to London Road railway station
- Guide rent £14,000 per annum





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Location

This established business centre is situated on the northern side of Ditchling Rise and within a predominantly residential area approximately 1 mile to the north of Brighton City centre.

The unit benefits from good access to the A23 Brighton to London trunk road. London Road train station is within walking distance as are several bus stops.

Description

Self contained workshop / storage unit with parking.

The premises comprises of an open plan workshop area, which is accessed via a ramp and roller shutter door (2.27m x 2.26m) with a maximum ceiling height of 2.8m.

The unit has access to a shared WC facility and parking for 2 cars to the front of the unit.

Area	Sq Ft	Sq M
Ground Floor	1,048	97.36
Total	1,048	97.36

EPC

TBC.

Planning

We understand that the premise benefits from Class E and B8 within the Use Classes Order 2020.

Interested parties should however make their own planning enquiries and satisfy themselves in this regard.

Terms

Available by way of a new lease for a term to be negotiated with a guide rent of £14,000, inclusive of all costs other than business rates.

Business Rates

Ratable Value: £13,977

VAT

Rents and prices are quoted exclusive of and we understand the property is not subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

1 September 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

