



**TO LET**

**Upper Ground & First Floor, Britannia House**  
**Station Street, Brighton BN1 4DE**





## Key Features

- Superb landmark office building with stylish Art Deco features
- Prime city centre office premises arranged over two floors
- Comprising open-plan office accommodation mixed with meeting rooms, kitchen, and break-out areas
- Available on a floor-by-floor basis or combined
- Raised access floors and LED lighting
- EPC B rating
- Staffed reception area & passenger lifts
- Secure underground cycle and car parking
- Within 3 minutes' walk from Brighton Station
- Located in the popular New England Quarter

## Location & Situation

The property is located just north of Brighton's popular North Laine area, on the west side of Station Street, within the recently developed New England Quarter.

Brighton Station is only a 3-minute walk away, providing excellent transport links. The area is also accessible by car and public transport, making it convenient for staff and visitors alike.

The surrounding area offers a range of amenities, including shops, restaurants, and public car parks. Churchill Square shopping centre and Brighton seafront are within easy walking distance to the south, adding further convenience.





## Description & Accommodation

The available accommodation is arranged across the upper ground and first floors of this modern, purpose-built office building. The space offers a predominantly open plan layout, fitted with Cat5 cabling.

Additional features include secure underground cycle and car parking, and dedicated male and female WC facilities. The building also benefits from a staffed reception area, passenger lifts, and kitchen facilities.

The offices boast excellent natural light and provide superb city and coastal views, enhancing the overall workspace experience.

The property has the following approximate NIA:

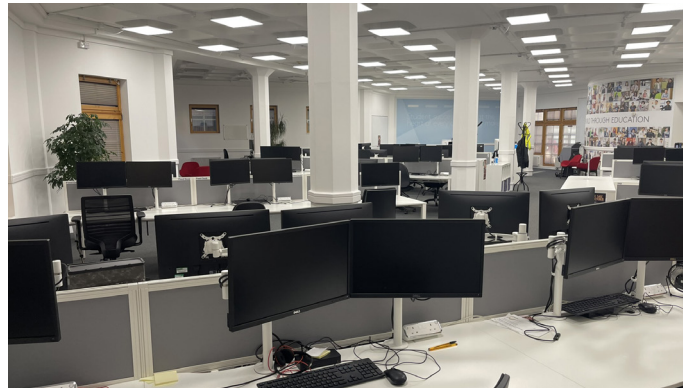
| Floor              | Sq Ft        | Sq M          |
|--------------------|--------------|---------------|
| Upper Ground Floor | 3,506        | 325.71        |
| First Floor        | 3,649        | 339.00        |
| <b>Total</b>       | <b>7,155</b> | <b>664.71</b> |







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## Rateable Value

Rateable Value 2023: £154,000

Rateable Value (2026): £157,000

Rates to be re-assessed if subdividing the space.

## EPC

We understand the property to have an EPC rating of B (45).

## Planning

We understand that the premises benefit 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

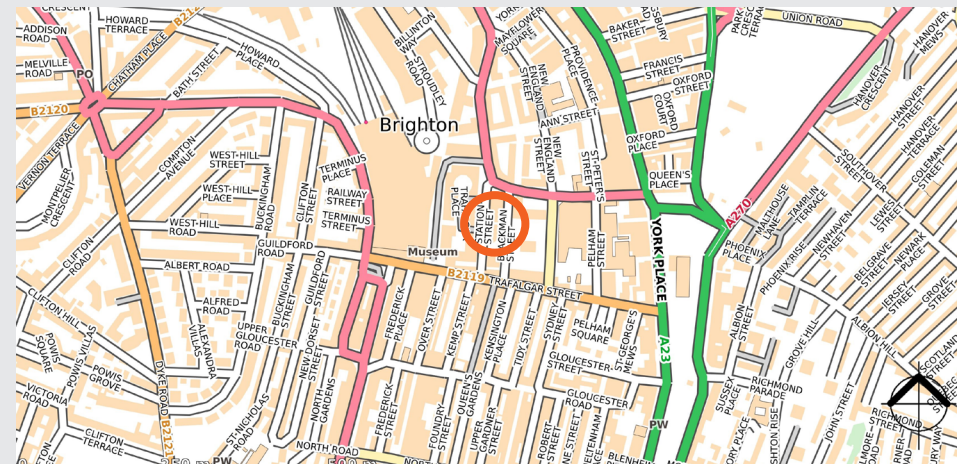
The premises are available by way of a sub-lease or assignment until March 2028 at the passing rental of £25 psf per annum.

Alternatively, the space can be made available by way of a new lease direct from the landlord.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive but may be subject to VAT.



## Further Information

Please contact sole agents Flude Property Consultants:

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