



TO LET

Ground Floor
14 Windlesham Avenue, Brighton, East Sussex, BN1 3AH



Key Features

- Fully accessible ground-floor office/meeting/training space
- Air-conditioning units throughout plus independent gas-fired heating
- Large meeting/training room with smart screen, kitchen facilities and built-in storage
- Ramped entrance leading to a spacious reception/waiting area
- Flexible layout with an acoustic concertina divider to create an additional meeting space
- Furnished throughout, including desks, flip-top tables, sofas, 30 meeting chairs and storage
- Accessible WC facilities
- Within walking distance of Brighton Station
- New lease available
- Quoting £25,000 per annum inclusive of service charge contributions



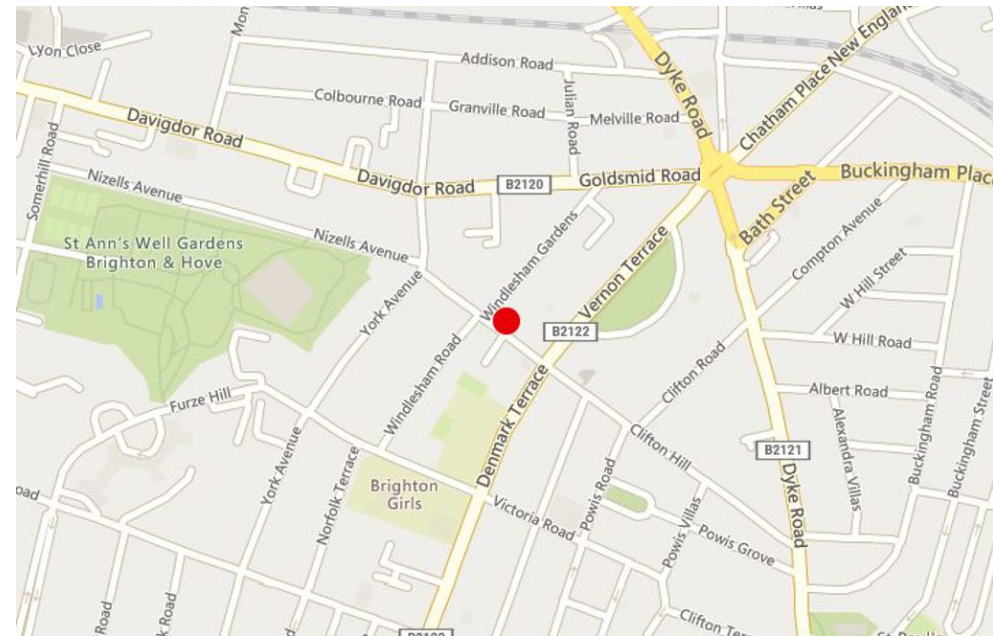


Ground Floor
14 Windlesham Avenue, Brighton, East Sussex, BN1 3AH

Location & Situation

The property is situated on the junction of Windlesham Avenue and Vernon Gardens in the popular Seven Dials area of Brighton, within a short walk of Brighton Station and the surrounding city centre amenities.

Seven Dials is known for its friendly residential character, while also offering a good selection of cafés, shops and local services. The property is conveniently served by local bus routes, including route 18.





Description & Accommodation

The property comprises the ground floor of an attractive corner period building, providing a fully accessible and adaptable office / meeting space in the popular Seven Dials area of Brighton. Arranged to provide approximately 1,181 sq ft / 109.70 sq m, the accommodation has been designed with VCSE organisations and community-focused occupiers in mind, but would also suit a range of office, training, wellbeing or professional uses, subject to any necessary consents.

The space is accessed via a ramped entrance leading into a welcoming reception area. The accommodation includes a generous meeting and training room, fitted with a smart screen, built-in storage and kitchen facilities, with the option to divide the room by an acoustic concertina partition for smaller meetings, workshops or breakout sessions.

The property benefits from air conditioning, independent gas-fired heating, new windows and flooring, a hearing loop, security alarm, accessible WC facilities, a fully equipped kitchenette and a secure private office / meeting room suitable for up to four desks. Offered fully furnished, including desks, flip-top tables, sofas, meeting chairs and storage, the property provides a practical ready-to-use base for collaborative working, meetings, training and community-led activity.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,181	109.71
Total	1,181	109.71





Rateable Value

The property will need to be assessed for the purposes of business rates.

EPC

We understand the property has an EPC rating of C (expiry date - 26/03/2028).

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.





Ground Floor
14 Windlesham Avenue, Brighton, East Sussex, BN1 3AH

Terms

The property is available to let by way of a new lease for a term to be agreed at a quoting rental of £25,000 per annum. The rent will be inclusive of service charge and maintenance, building insurance, cleaning and utilities.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin
n.martin@flude.com
01273 740381

Ed Deslandes
e.deslandes@flude.com
07854883927

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.

19 May 2026

